



13

## Planning Commission Staff Report

**TO:** PLANNING COMMISSION/ DESIGN REVIEW BOARD

**FROM:** NATHAN WILLIAMS, AICP, SENIOR PLANNER *NW*  
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER AICP, PRINCIPAL PLANNER *ajl*  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** MARCH 7, 2018

**SUBJECT:** DR17-1136: CHRISTIAN BROTHERS AUTOMOTIVE

**STRATEGIC INITIATIVE:** Economic Development

This project would allow for additional commercial development on undeveloped property within the Santan Motorplex.

### RECOMMENDED MOTION

Approve the Findings of Fact and approve DR17-1136, Christian Brothers Automotive: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 0.75 acres, generally located south of the southwest corner of Auto Way and Pecos Road, in the General Commercial (GC) zoning district with a Planned Area Development (PAD) overlay.

### APPLICANT/OWNER

Company: Stewart/ Reindersma Architecture  
Name: Sake Reindersma  
Address: 5450 E. High St. #200  
Phoenix, AZ 85054  
Phone: 480-515-5123  
Email: sake@sra360.com

Company: Santan Motorplex, Inc.  
Name: Doug Strode  
Address: 2021 Shipway Lane  
Newport Beach, CA 92660  
Phone: 949-631-8859  
Email: dougstrode@gmail.com

## **BACKGROUND/DISCUSSION**

### **History**

<b>Date</b>	<b>Description</b>
September 28, 1999	Town Council approved A98-10 (Ordinance No. 1207), annexing approximately 1,340 acres into the Town of Gilbert.
October 1, 2002	Town Council approved Z01-20 (Ordinance No. 1431), amending the Spectrum at Val Vista PAD amending several conditions of the original ordinance and the zoning designation of several parcels, designating as General Commercial (GC) the acreage of what now constitutes the Motorplex subdivision.
February 7, 2018	The Planning Commission/ Design Review Board reviewed DR17-1136 as a Study Session item.

### **Overview**

The undeveloped subject site is a 0.75 acre portion of Lots 2A and 2B of the Santan Motorplex and is zoned General Commercial (GC) with a Planned Area Development (PAD) overlay. Service King is proposing to build a single building, consisting of a 4,786 sq. ft. 1-story building utilized for a vehicle repair service center, defined as a “*Vehicle Services, Light*” use in the Land Development Code and permitted by right in the General Commercial zoning district.

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Residential > 8-14 DU/Acre	Single Family Detached (SF-D)	Spectrum at Val Vista (Parcel 22)
South	General Commercial (GC)	General Commercial (GC) PAD	Undeveloped and Existing Enterprise Rental and Dealership
East	General Commercial (GC)	General Commercial (GC) PAD	Service King Automotive Repair
West	General Commercial (GC)	General Commercial (GC) PAD	Undeveloped
Site	General Commercial (GC)	General Commercial (GC) PAD	Undeveloped

### **Project Data Table**

<b>Site Development Regulations</b>	<b>Required per LDC</b>	<b>Proposed</b>
Lot Area	--	0.75 acres
Total Building Area	--	4,786 sq. ft. (Total Building Area) 832 sq. ft. office with 9 service bays
Maximum Building Height	45'	22' (1-story)
Minimum Building		

Site Development Regulations	Required per LDC	Proposed
Setback		
Front to ROW	25'	74'
Side to non-residential	20'	10' & 61'
Rear to non-residential	20'	69'
Separation Between Buildings	20'	n/a
Minimum Required Perimeter Landscape Area		
Front to ROW	20'	20'
Side to non-residential	n/a	10' & 11'
Rear to non-residential	n/a	10'
Landscaping (% of net lot area)	15%	30%
Parking	<i>Vehicle Services, Light:</i> 3 spaces per service bays;  1/100 sq. ft. of office area;  Bicycle parking, ratio of 1 per each 10 required vehicle parking spaces.	9 service bays = 27 spaces <u>832 sq. ft. of office area = 9 spaces</u> 36 total spaces required 39 total spaces provided  4 required/ provided (2 bike racks)

## **DISCUSSION**

### **Site Plan**

Christian Brothers Automotive is proposing to build a new 4,786 sq. ft. 1-story building (22' high) to be utilized for “*Vehicle Services, Light*” uses on a 0.75 acre portion of Lots 2A and 2B of the Santan Motorplex. The proposed Christian Brothers Automotive building will utilize one main access point from Pecos Road that is being constructed with the adjacent Service King improvements. Internally to the subject site there will be shared internal drive aisles running east/ west and north/ south that will provide cross access easements to existing and future developments in this immediate area with Pecos Road access and will serve to provide a primary access point for customers and secondary access required by the Town for customer egress, Fire Department access and well as refuse egress. All shared access points come directly from Pecos Road and will require recorded cross access easements and amendments of the recorded final plat.

The proposed 1-story Christian Brothers Automotive building will operate 9 side-loaded service bays for light vehicle repair services. The uses within the building will include the typical automobile service and repair uses as identified under “*Vehicle Services, Light*” use definition of the Land Development Code (LDC). Internally the building office area will include reception and waiting area and associated employee offices and amenity area.

The orientation of the Christian Brothers Automotive building will be northwest-southeast and the front entry of the building will be on the northeastern portion of the building. The Christian Brothers Automotive facility will provide customer parking on the north and eastern portions of the subject site. The site is designed to be open with no perimeter screen walls. However, a perimeter screen wall will be located on the eastern, shared property line that will be constructed with the approved Service King facility. The required parking screen wall is provided along the Pecos Road frontage.

As with other Christian Brothers facilities in the Town of Gilbert, the parcel shape and site layout is a unique design in that it is a long, linear parcel to compliment the long linear building with the 9 proposed side-loaded service bays, which are located on the eastern side elevation of the building and will not be visible from public rights-of-way. The Christian Brothers site design complies with the requirements of the LDC and staff is supportive of the proposed site design.

### **Elevations**

The proposed building elevations consist of multiple flat parapet roofline/ massing elements to break up the long linear building elevations. CMU column elements are located between each of the 9 service bay doors with caps that match the cornice element of the building's parapet roof. Staff believes that these items do help to give some articulation to the longer building elevations and the associated rooflines of the building. All mechanical equipment is designed and demonstrated to be fully screened behind parapet walls as well as all drainage will be internalized as demonstrated on the proposed building elevations.

The primary building material is stucco, colored tan or "Almond" by Dunn Edwards. Accent building colors and materials will consist of colored split faced CMU "Dark Chocolate" serving as wainscoting for the building and the secondary building color and material. Additionally building elements and colors such as black service bay doors with windows, stucco accent columns will utilize a darker brown color "Teddy Bear" and cornice elements colored "White" by Dunn Edwards that will provide a nice contrast to the tan primary building color. The proposed main building entry canopy will consist of red clay roof tiles "rustic smoke blend" which are similar to typical red tile roofs.

### **Landscape**

The landscape plan includes adequate on-site and off-site (existing) perimeter landscaping as well as foundation landscaping. Parking islands are located throughout the customer parking areas. The landscape along Pecos Road exists and was provided by the master developer of the Santan Motorplex. Within the Christian Brothers Automotive subject site there are landscape buffers (approximately 10' wide) provided on all sides to buffer the subject site from existing and future users of this portion of the Santan Motorplex. Additionally, foundation landscaping has been placed on the front (north) and side (west) of the building. The landscape area located between the southwestern portion of the subject site and the shared drive-aisle for the Santan Motorplex will be provided with the Christian Brothers development for this common/ shared access area.

The total on-site landscape area (30%) exceeds with the minimum amount (15%) required. On-site landscaping materials include Palo Brea and Fruitless Olive trees, Rio Bravo Texas Ranger



and Lindheimer's Muhly shrubs as well as Desert Carpet Prostrate Acacia and New Gold Lantana groundcovers.

### **Grading and Drainage**

The proposed grading and drainage plan demonstrates that it will meet the requirements of the Town of Gilbert's Engineering Division. Underground retention is located under the primary drive aisle, in front of service bay doors of the building. At-grade retention is provided in part by the master developer of the Santan Motorplex, and is located along Pecos Road and along the southwest boundary of the subject site.

On-site retention is provided predominantly in underground storage on the subject site. The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division.

### **Lighting**

The photometric plans proposed complies with the LDC requirements of a maximum of 0.3 foot-candles at the property line, not including street lighting, and includes both pole-mounted lighting and wall lighting at 14' maximum height. All site lighting will be required to comply with Town codes.

### **Signage**

Signage is not included in this approval. An amendment to the Master Sign Program for the Santan Motorplex for any additional monument signage will be required, prior to permitting.

### **Planning Commission Study Session Comments – February 7, 2018**

Overall, feedback received was very positive. The Planning Commission noted support for the applicant to submit for CD's At-Risk.

### **PUBLIC NOTIFICATION AND INPUT**

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205. Staff has received no comment from the public.

### **STAFF RECOMMENDATION**

Approve the Findings of Fact and approve DR17-1136, Christian Brothers Automotive: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 0.75 acres, generally located south of the southwest corner of Auto Way and Pecos Road, in the General Commercial (GC) zoning district with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission/ Design Review Board at the March 7, 2018 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

3. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits for any signage not permitted in the approved Santan Motorplex Master Sign Program.

Respectfully submitted,



Nathan Williams, AICP  
Senior Planner

**Attachments and Enclosures:**

- 1) Findings of Fact
- 2) Notice of Public Hearing
- 3) Site Plan (2 pages)
- 4) Landscape Plan (2 pages)
- 5) Building Elevations
- 6) Colors Materials Sheets (2 pages)
- 7) Floorplans
- 8) Site Details (2 pages)
- 9) Grading and Drainage Plan (4 pages)
- 10) Lighting Plans

**FINDINGS OF FACT**

**DR17-1136, Christian Brothers Automotive, Santan Motorplex**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

## *Notice of Public Hearing*

**PLANNING COMMISSION DATE:**

**Wednesday, March 7, 2018\* TIME: 6:00 PM**

**LOCATION: Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona 85296**

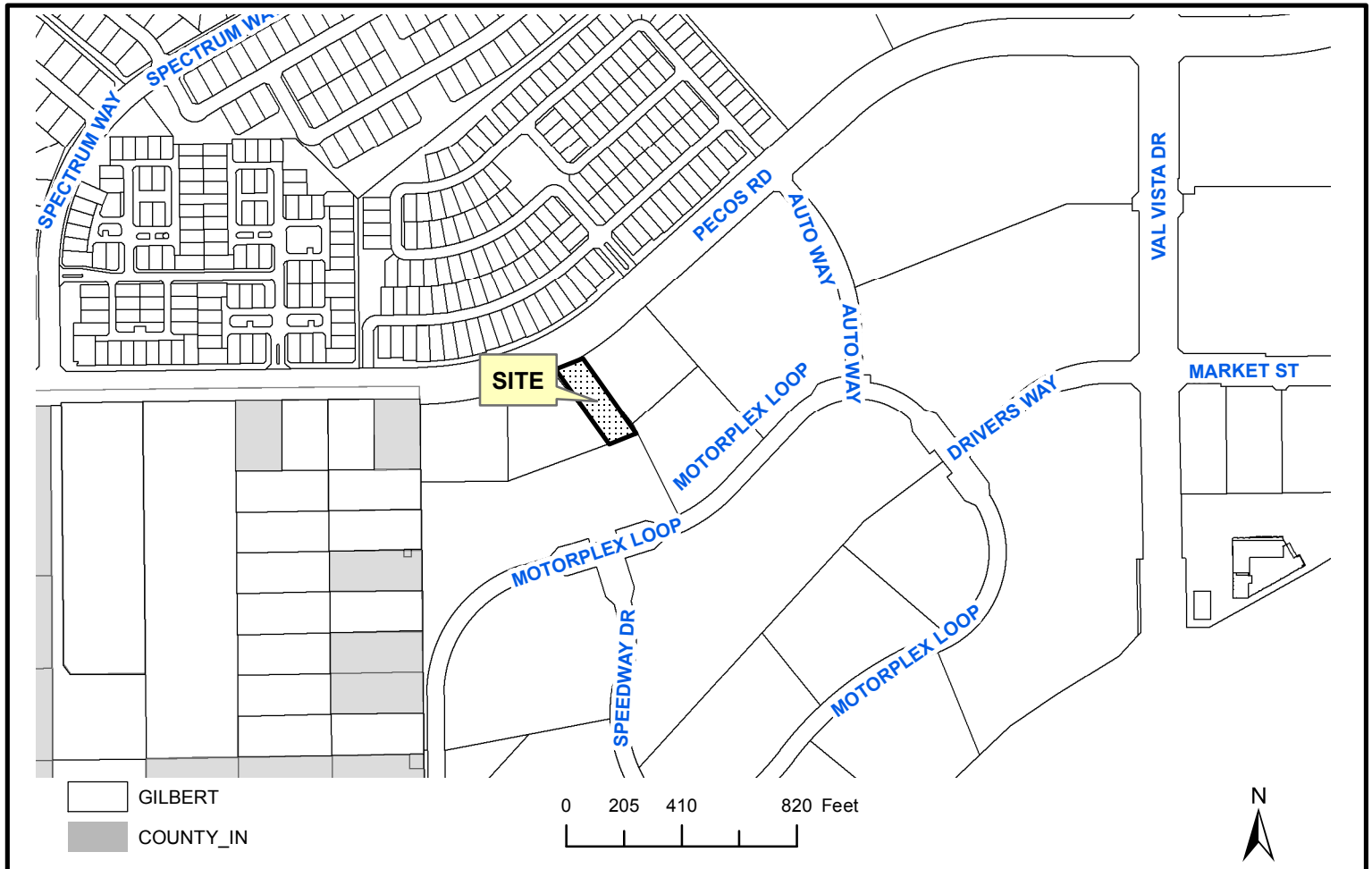
**\* Call Planning Department to verify date and time:  
(480) 503-6805**

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

### **REQUESTED ACTION:**

DR17-1136: Christian Brothers Automotive: approval of site plan, landscaping, grading and drainage, building elevations, floorplans, colors and materials, and lighting for an approximately 0.75 acre site for the Christian Brothers Automotive facility in the Santan Motorplex, located south of the southwest of Auto Way and Pecos Road, in the General Commercial (GC) PAD zoning district.

### **SITE LOCATION:**



**APPLICANT: Stewart + Reindersma Architecture PLLC  
CONTACT: Sake Reindersma  
ADDRESS: 5450 E. High Street, Ste. 200  
Phoenix, AZ 85054**

**TELEPHONE: (480) 515-5123  
E-MAIL: [sake@sra360.com](mailto:sake@sra360.com)**



project data

TENANT: COMMERCIAL TENANT  
CHRISTIAN BROTHERS AUTOMOTIVE

ADDRESS: 1245 E. PECOS RD.  
GILBERT, AZ 85291

OWNER: CHRISTIAN BROTHERS AUTOMOTIVE  
17125 KATY FREEWAY, SUITE 200  
HOUSTON, TX 77014

SCOPE: AUTOMOBILE SERVICING FACILITY

PROJECT DESCRIPTION: NEW 4,896 SQ. FT. AUTOMOTIVE SERVICING

SITE AREA - LOT 4(GROSS): 519,501 SQ. FT. (11.9261 ACRES)  
NEW 32,640 SF. (.75 ACRE) LOT TO BE CARVED OUT

PROPOSED USE: COMMERCIAL

ZONING: GC

ALLOWABLE BUILDING AREA:  
CONSTRUCTION TYPE VB  
OCCUPANCY GROUP: S-1, AUTOMOTIVE SERVICING  
B. OFFICE SPACE  
BASIC ALLOWABLE AREA: 9000 SQ. FT.  
IBC 2012, TABLE 503

BUILDING AREA: TOTAL BUILDING AREA 4,629 SF.  
COMPRESSOR ROOM 151 SF.

TOTAL BUILDING AREA: 4,786 SF.

PROPOSED SITE AREA: 32,640.16 SF.  
LOT COVERAGE: 14.18%  
LANDSCAPE AREA: 9163 SF. = 29.82%

SETBACKS:  
FRONT 25'-0"  
SIDE YARD (STREET) 20'-0"  
SIDE YARD (NON-RESIDENTIAL) SHARED 10'  
REAR YARD (NON-RESIDENTIAL) SHARED 10'

PARKING REQUIREMENTS: PER 4204  
VEHICLE SERVICES -(LIGHT) AUTOMOBILE SERVICING:  
3 PARKING SPACES PER SERVICE BAY PLUS  
1 SPACE PER 100 SQ. FT. OF OFFICE AND SALES AREA

9 BAYS X 3 ADDITIONAL PER BAY = 27 SPACES  
832 SF. OF OFF. AND SERVICE = 9 SPACES

TOTAL PARKING SPACES REQUIRED: = 36 SPACES  
TOTAL PARKING SPACES PROVIDED: = 39 SPACES W/ 2 ADA

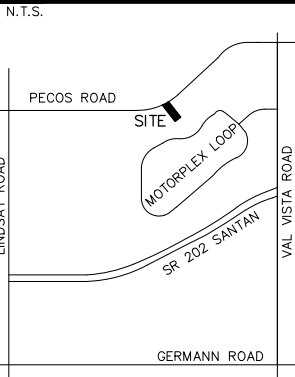
PARKING SPACES: 9' WIDTH X 19' LENGTH

FIRE LANES PER 151006.1:  
FIRE LANE NOT REQUIRED

MINIMUM REQUIRED PERIMETER LANDSCAPE AREA: ZONED GC  
FRONT: 25'  
SIDE (NONRESIDENTIAL) SHARED 10'  
REAR (NONRESIDENTIAL) SHARED 10'

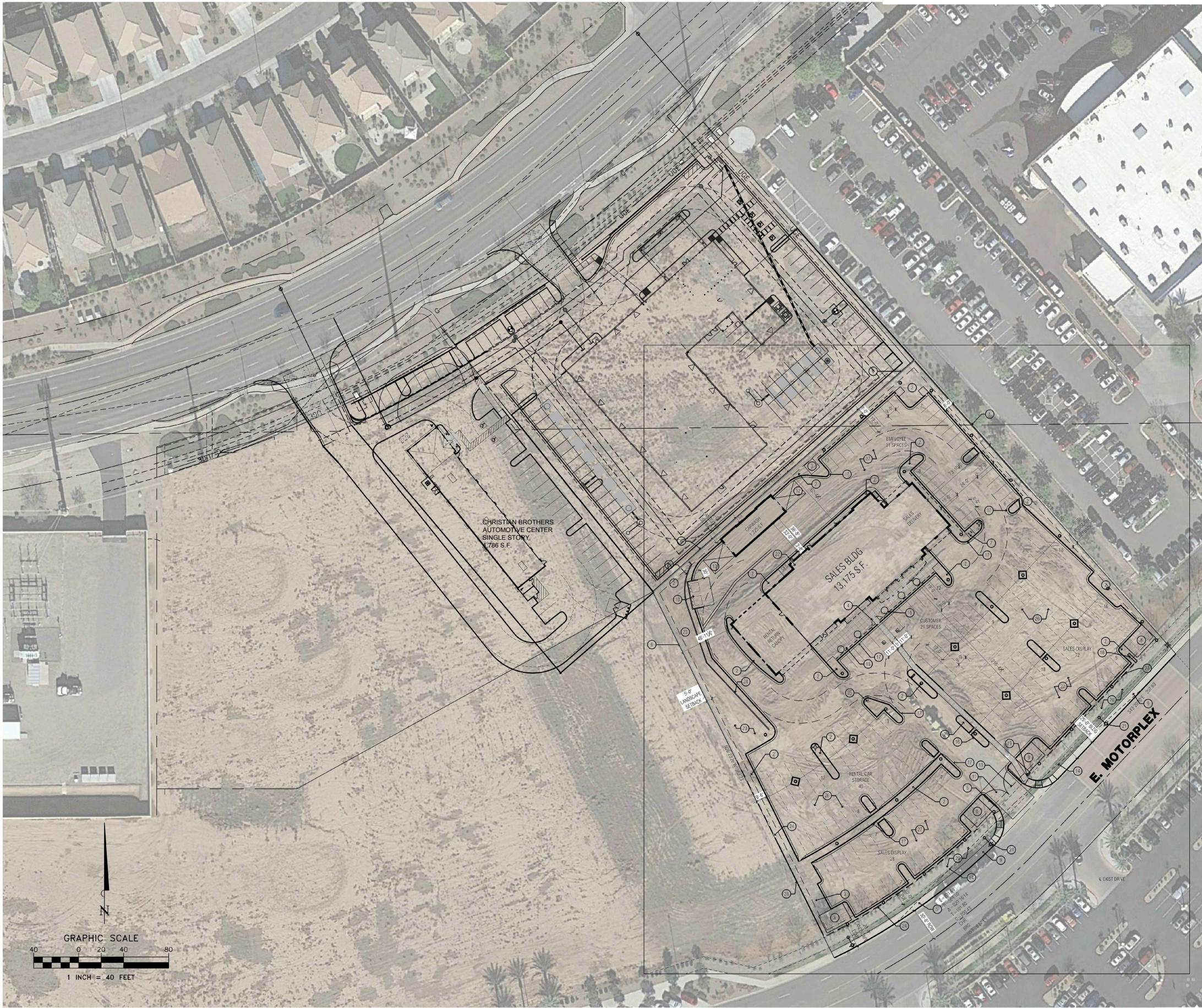
CODE SUMMARY 4 ADOPTING ORDINANCES:  
ALL CONSTRUCTION SHALL COMPLY WITH THE TOWN OF GILBERT,  
AZ LOCAL ORDINANCES AND CODES.

Vicinity Map



1 Site Plan

1" = 200'-0"



contact: Christian Brothers Automotive  
17725 Katy Freeway suite 200  
Houston, TX 77014  
contact: carls can  
t: (281) 675-6105  
c: (832) 971-1123  
email: ccain@cbac.com

Christian Brothers Automotive  
E. Pecos Road  
Gilbert, Arizona 85297

This drawing is an instrument of service and the property of Stewart + Reindersma Architecture, PLLC, and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.

date: 11/22/2017  
issued for: SITE PLAN REVIEW  
job no.: 16-058  
sheet title: SITE PLAN

sheet no.:  
as.0



project data

TENANT: COMMERCIAL TENANT  
CHRISTIAN BROTHERS AUTOMOTIVE

ADDRESS: 1245 E. PECOS RD.  
GILBERT, AZ 85291

OWNER: CHRISTIAN BROTHERS AUTOMOTIVE  
17125 KATY FREEWAY, SUITE 200  
HOUSTON, TX 77074

SCOPE: AUTOMOBILE SERVICING FACILITY

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REAR YARD (NON-RESIDENTIAL) SHARED 10'

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1 SPACE PER 100 SQ. FT. OF OFFICE AND SALES AREA

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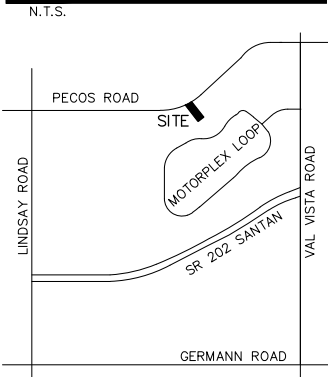
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CODE SUMMARY 4 ADOPTING ORDINANCES:  
ALL CONSTRUCTION SHALL COMPLY WITH THE TOWN OF GILBERT,  
AZ LOCAL ORDINANCES AND CODES.

Vicinity Map



1 Site Plan



360

STEWART + REINDERSMA  
ARCHITECTURE, PLLC

5450 e high street, suite 200  
phoenix, arizona 85054  
p: 480.515.5123  
www.sra360.com



contact: Christian Brothers Automotive  
17725 Katy Freeway suite 200  
Houston, TX 77074  
contact: curtis can  
t: (281) 675-6105  
c: (832) 971-1123  
email: ccain@cbac.com



Christian Brothers Automotive

E. Pecos Road 85297  
Gilbert, Arizona

project:

This drawing is an instrument of service and the property of Stewart + Reindersma Architecture, PLLC, and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.

date: 01/25/2018  
issued for: SITE PLAN REVIEW  
job no.: 16-058  
sheet title: SITE PLAN

sheet no.:







PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
TREES						
CEPR	Cercidium praecox	Palo Brea	24" box	Per plan	7	
OLEU	Olea europaea 'Swan Hill'	Fruitless Olive	24" box	Per plan	5	Multitrunk, 3-5 canes, 2" cal. total
SHRUBS						
LELA	Leucophyllum langmanniae 'Rio Bravo'	Rio Bravo Texas Ranger	#5 cont.	Per plan	14	
MULI	Muhlenbergia lindheimeri	Lindheimer's Muhly	#5 cont.	Per plan	11	
GROUNDCOVERS						
ACRE	Acacia redolens 'Desert Carpet'	Desert Carpet Prostrate Acacia	#1 cont.	Per plan	67	
LANG	Lantana 'New Gold'	New Gold Lantana	#1 cont.	Per plan	13	

LANDSCAPE CALCULATIONS

ZONING DESIGNATION:	GC
TOTAL SITE AREA:	32,641 SF
ON-SITE LANDSCAPE AREA REQUIRED:	4,896 SF (15% OF SITE AREA)
ON-SITE LANDSCAPE AREA PROVIDED:	9,820 SF (30.1% OF SITE AREA)
R.O.W. LANDSCAPE AREA PROVIDED:	1,987 SF
RIGHT-OF-WAY LANDSCAPE	
R.O.W. LENGTH:	106 LF
TREES REQUIRED:	4 TREES (1 TREE PER 25 LF, EXCLUDING DRIVEWAYS)
TREES PROVIDED:	4 TREES (1 PROPOSED, 3 EXISTING)
SHRUBS REQUIRED:	12 SHRUBS (3 SHRUBS PER TREE)
SHRUBS PROVIDED:	14 SHRUBS (EXISTING AND PROPOSED)
TOTAL R.O.W. AREA:	1,867 SF
REQUIRED PLANT COVERAGE:	467 SF (25% OF R.O.W. LANDSCAPE AREA)
PROVIDED PLANT COVERAGE:	612 SF (32.8%)
ON-SITE LANDSCAPE	
SIDE AND REAR LANDSCAPE DEPTH:	10'
TOTAL SIDE/REAR LANDSCAPE AREA:	5,493 SF
EVERGREEN TREES REQUIRED:	6 TREES (3 TREES PER 1,000 SF)
EVERGREEN TREES PROVIDED:	6 TREES
SHRUBS REQUIRED:	28 SHRUBS (5 SHRUBS PER 1,000 SF)
SHRUBS PROVIDED:	49 SHRUBS
GROUNDCOVERS REQUIRED:	1,099 SF (20% OF LANDSCAPE AREA)
GROUNDCOVERS PROVIDED:	1,225 SF

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF DECOMPOSED GRANITE MULCH (TYPE TO MATCH EXISTING "SERVICE KING" DEVELOPMENT) IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

LANDSCAPE LIMIT OF WORK

THE GENERAL LIMIT OF WORK FOR ALL LANDSCAPE WORK SHALL BE THE PROJECT'S PROPERTY LINES.

ADDITIONAL NOTES

- 1) MAINTENANCE OF LANDSCAPE BY CHRISTIAN BROTHERS AUTOMOTIVE (CBA)
- 2) CBA SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE AREA SOUTHWEST OF THE BUILDING, ADJACENT TO THE ACCESS ROAD
- 3) WATER FOR IRRIGATION PROVIDED BY SPECTRUM IRRIGATION WATER DISTRICT (RECLAIMED WATER)

Christian Brothers Automotive  
2928 S. Spectrum Way  
Gilbert, AZ 85295

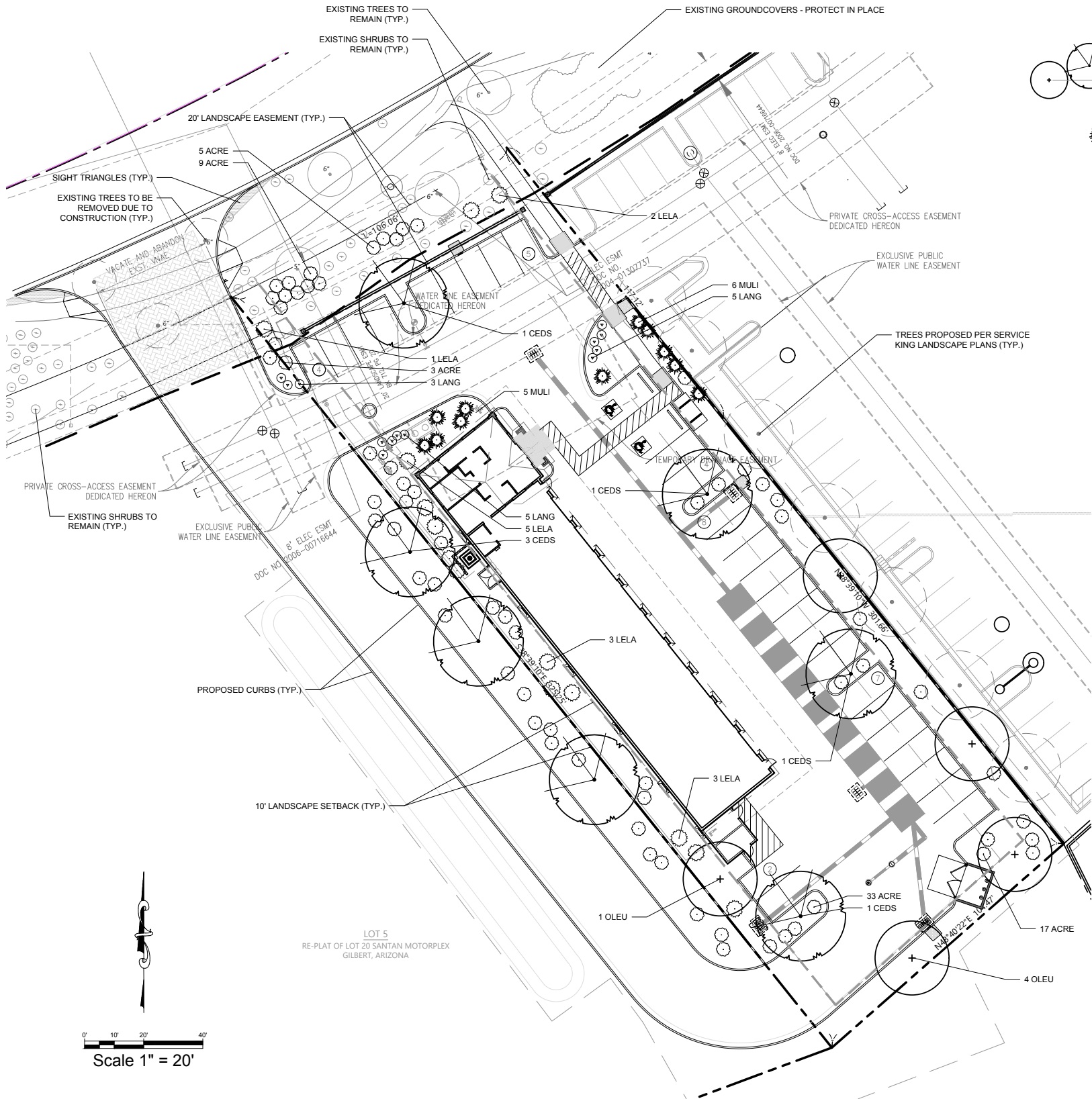
PLANTING PLAN

Revision/Revision Date

Project Number  
Date 08/25/2017  
Drawn By LML  
Checked By LML/RM

LP-1





PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
TREES						
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GROUNDCOVERS PROVIDED:	1,225 SF

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ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

TOWN OF GILBERT NOTES

- 1) A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. A CD WITH PDF FORMAT "AS-BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS IS ALSO REQUIRED.
- 2) BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.
- 3) DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE, OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE, OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS, AND RAMADAS.
- 4) NO PLANT MATERIAL SHALL COME WITHIN THREE FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
- 5) NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED TWO FEET IN HEIGHT. TREES SHALL HAVE A SEVEN FOOT MINIMUM CLEAR CANOPY.
- 6) ALL TREES, SHRUBS, AND GROUNDCOVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.
- 7) CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

**MAINTENANCE NOTE:**  
ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS, AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY THE TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.**

LANDSCAPE LIMIT OF WORK

THE GENERAL LIMIT OF WORK FOR ALL LANDSCAPE WORK SHALL BE THE PROJECT'S PROPERTY LINES.

ADDITIONAL NOTES

- 1) MAINTENANCE OF LANDSCAPE BY CHRISTIAN BROTHERS AUTOMOTIVE (CBA)
- 2) CBA SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE AREA SOUTHWEST OF THE BUILDING, ADJACENT TO THE ACCESS ROAD
- 3) WATER FOR IRRIGATION PROVIDED BY SPECTRUM IRRIGATION WATER DISTRICT (RECLAIMED WATER)



**Christian Brothers Automotive**  
2928 S. Spectrum Way  
Gilbert, AZ 85295

PLANTING PLAN

Revision/Revision Date

Project Number	
Date	08/25/2017
Drawn By	LML
Checked By	LML/RM

LP-1





STEWART + REINDERSMA  
ARCHITECTURE, PLLC

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Christian Brothers Automotive  
117725 Katy Freeway suite 200  
Houston, TX 77074  
contact: curtis cain  
t: (281) 675-6105  
c: (832) 971-1123  
email: cain@cbac.com



E. Pecos Road  
Gilbert, Arizona 85297

1.

This drawing is an instrument of service and the property of  
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property. The use of this drawing shall be restricted to the  
original site for which it is prepared and publication thereof is  
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Date: 11/22/2017

Issued for: SITE PLAN

Job no.: 16-058








Sheet title: EXTERIOR  
ELEVATIONS

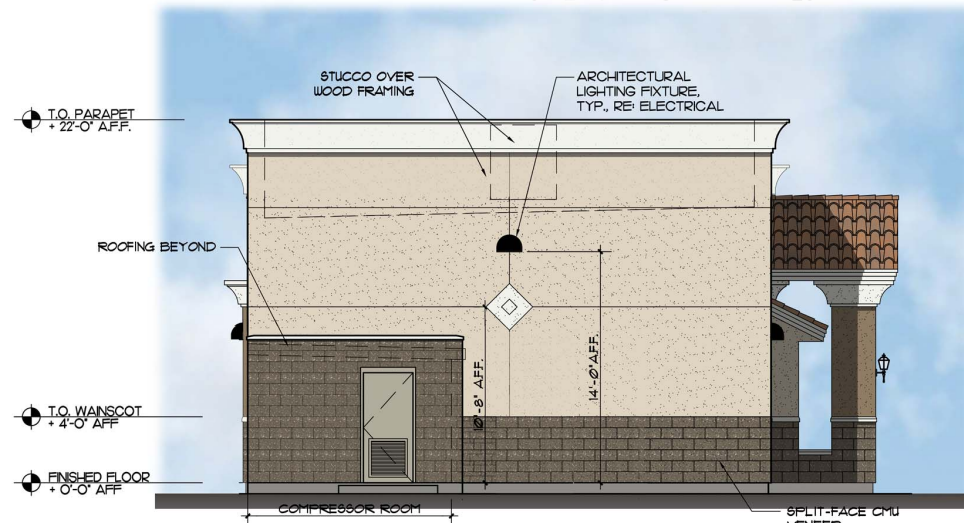
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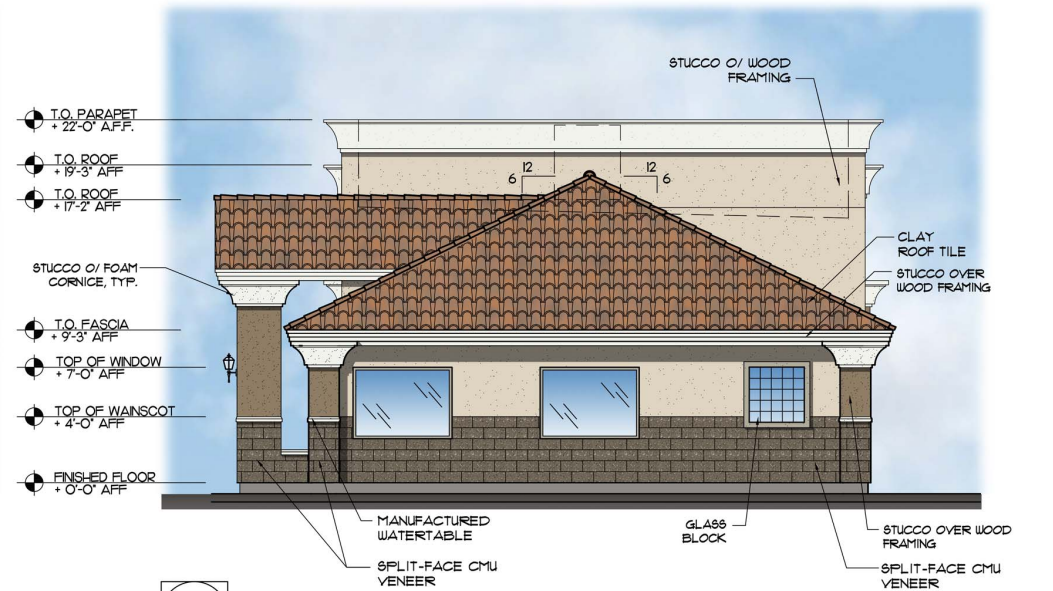
4 East Elevation

$$3/16'' = 1'-0''$$
color/ material

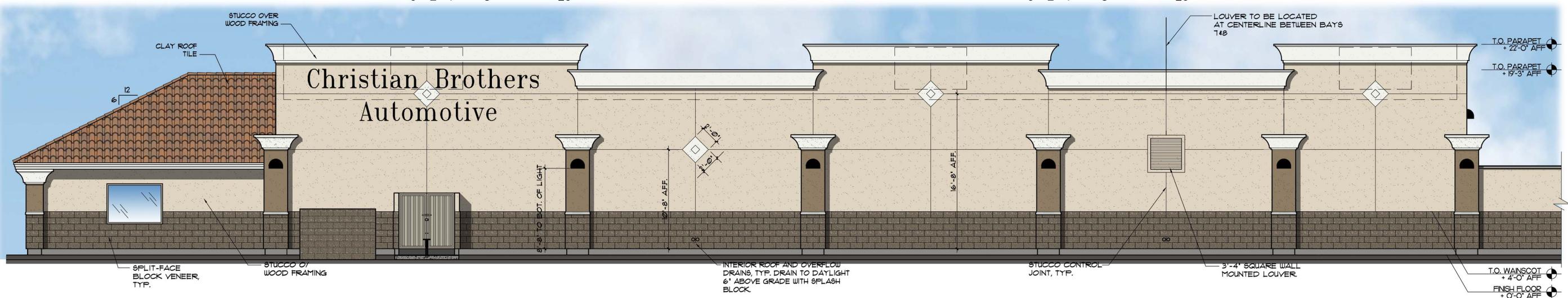
		COLOR	MATERIAL
1		"ALMOND" BY DUNN EDWARDS DE6753	STUCCO/MEDIUM FINISH
2		"TEDDY BEAR" BY DUNN EDWARDS DE6131	STUCCO/MEDIUM FINISH
3		"WHITE" BY DUNN EDWARDS DE6660	STUCCO/MEDIUM FINISH
4		"DARK CHOCOLATE" (18-072A) BY COUNTY MATERIALS CORP.	SPLIT-FACE THIN BLOCK
5		"FLINTSTONE" BY DUNN EDWARDS DE6221	EXT. DOORS/ HM FRAMES
6		R333-R "RUSTIC SMOKE BLEND" VINTAGE EARTH TONE BLEND BY MCA SUPERIOR CLAY ROOF TILE	CLAY ROOF TILES
7		SEMI-GLOSS "BLACK" BY BENJAMIN MOORE OR SHERWIN WILLIAMS	BAY DOORS



3 South Elevation

$$3/16'' = 1'-0''$$


2 North Elevation

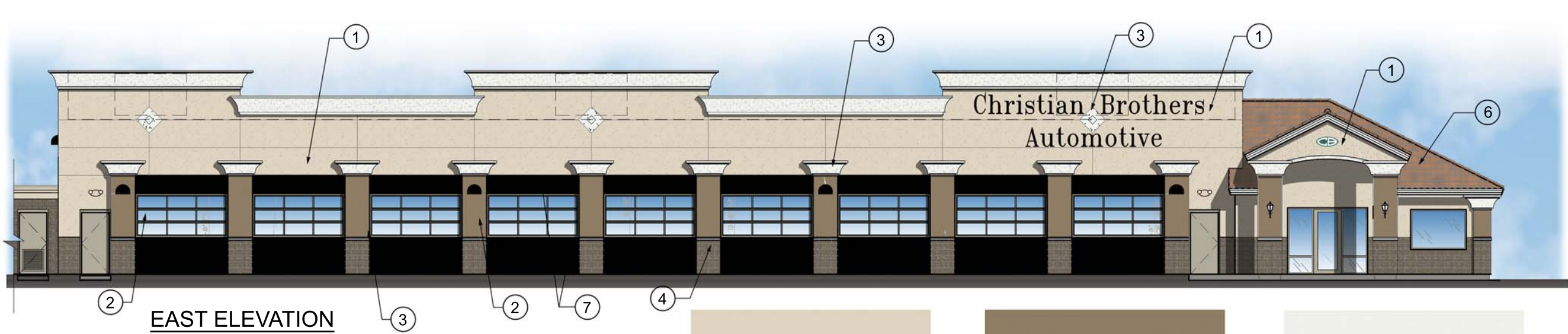
$$3/16'' = 1'-0''$$


1 West Elevation

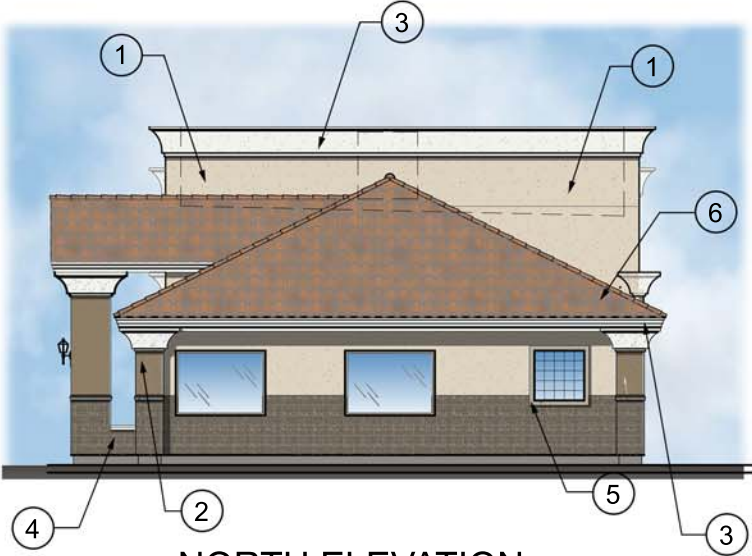
$$3/16'' = 1'-0''$$

**DR17-1136 Christian Brothers Automotive  
Attachment 5: Building Elevations  
March 7, 2018**





EAST ELEVATION



NORTH ELEVATION



1. "ALMOND"  
BY DUNN EDWARDS  
DEC753  
STUCCO / MEDIUM  
FINISH - PAINTED



2. "TEDDY BEAR"  
BY DUNN EDWARDS  
DE6131  
STUCCO / MEDIUM  
FINISH - PAINTED



3. "WHITE"  
BY DUNN EDWARDS  
DEW380  
STUCCO / MEDIUM  
FINISH / FASCIA - PAINTED

COLOR / MATERIAL PALETTE :

COLOR	MATERIAL
1. "ALMOND" BY DUNN EDWARDS DEC753	STUCCO / MEDIUM FINISH
2. "TEDDY BEAR" BY DUNN EDWARDS DE6131	STUCCO / MEDIUM FINISH
3. "WHITE" BY DUNN EDWARDS DEW380	STUCCO / MEDIUM FINISH / FASCIA
4. "DARK CHOCOLATE" 18-072A BY COUNTY MATERIALS CORP.	SPLIT-FACE THIN BLOCK
5. "FLINTSTONE" BY DUNN EDWARDS DE6221	EXT. DOORS/ HM FRAMES
6. B333-R "RUSTIC SMOKE BLEND" VINTAGE EARTH TONE BLEND BY MCA SUPERIOR CLAY ROOF TILE	CLAY ROOF TILES
7. SEMI-GLOSS "BLACK" BY BENJAMIN MOORE OR SHERWIN WILLIAMS	BAY DOORS



Christian Brothers Automotive  
E. Pecos Road  
Gilbert, Arizona 85297

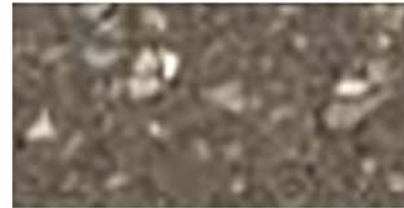
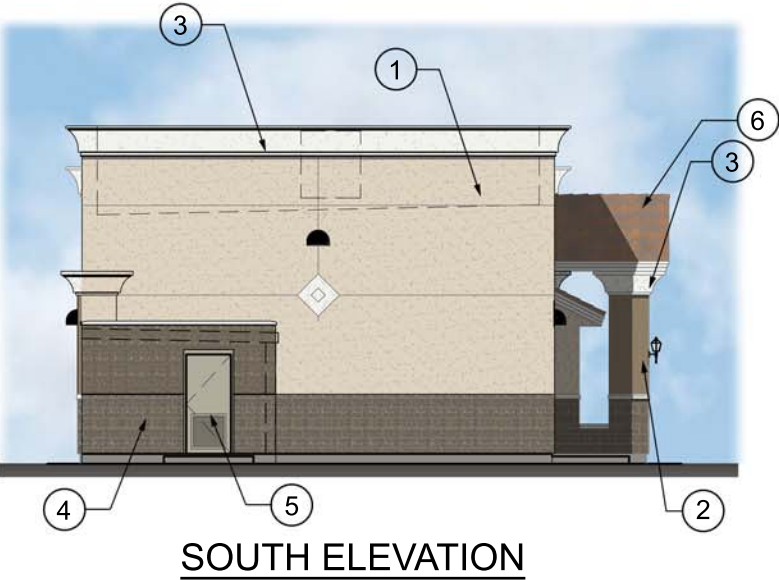
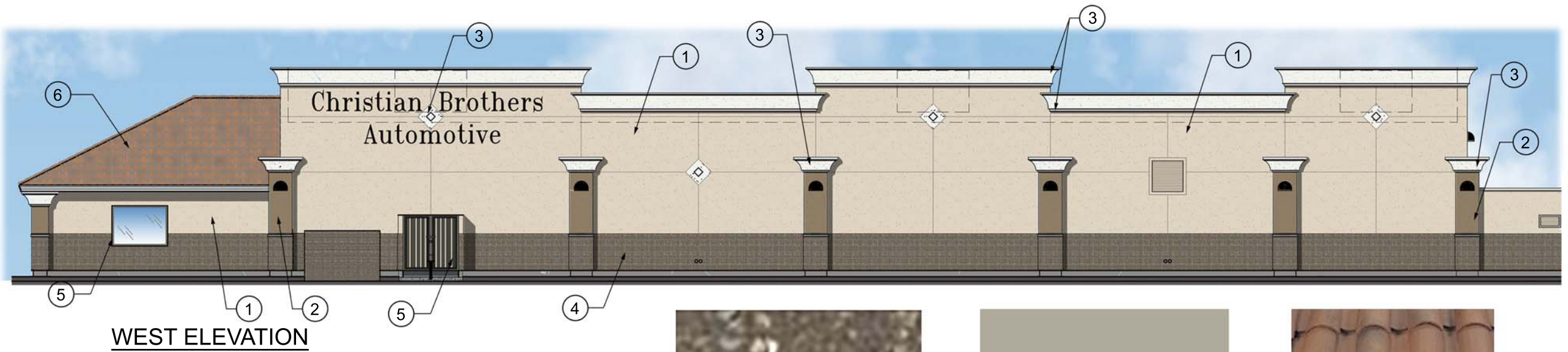
SRA Project Number 16-058  
Color Board 1 of 2



STEWART + REINDERSMA  
ARCHITECTURE, PLLC

5450 e high street, suite 200  
phoenix, arizona 85054  
p: 480.515.5123  
www.sra360.com

NEW AUTOMOTIVE SERVICE BUILDING



4. "DARK CHOCOLATE" 18-072A  
BY COUNTY MATERIALS CORP.  
SPLIT-FACE THIN BLOCK



5. "FLINTSTONE"  
BY DUNN EDWARDS  
DE6221  
EXT. DOORS /  
HM FRAMES



7. SEMI-GLOSS "BLACK"  
BY BENJAMIN MOORE OR  
SHERWIN WILLIAMS



6. B333-R "RUSTIC SMOKE BLEND"  
VINTAGE EARTH TONE BLEND  
BY MCA SUPERIOR CLAY ROOF TILE

#### COLOR / MATERIAL PALETTE :

COLOR	MATERIAL
1. "ALMOND" BY DUNN EDWARDS DEC753	STUCCO / MEDIUM FINISH
2. "TEDDY BEAR" BY DUNN EDWARDS DE6131	STUCCO / MEDIUM FINISH
3. "WHITE" BY DUNN EDWARDS DEW380	STUCCO / MEDIUM FINISH / FASCIA
4. "DARK CHOCOLATE" 18-072A BY COUNTY MATERIALS CORP.	SPLIT-FACE THIN BLOCK
5. "FLINTSTONE" BY DUNN EDWARDS DE6221	EXT. DOORS/ HM FRAMES
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7. SEMI-GLOSS "BLACK" BY BENJAMIN MOORE OR SHERWIN WILLIAMS	BAY DOORS



**Christian Brothers Automotive**  
E. Pecos Road  
Gilbert, Arizona 85297

SRA Project Number 16-058  
Color Board 2 of 2



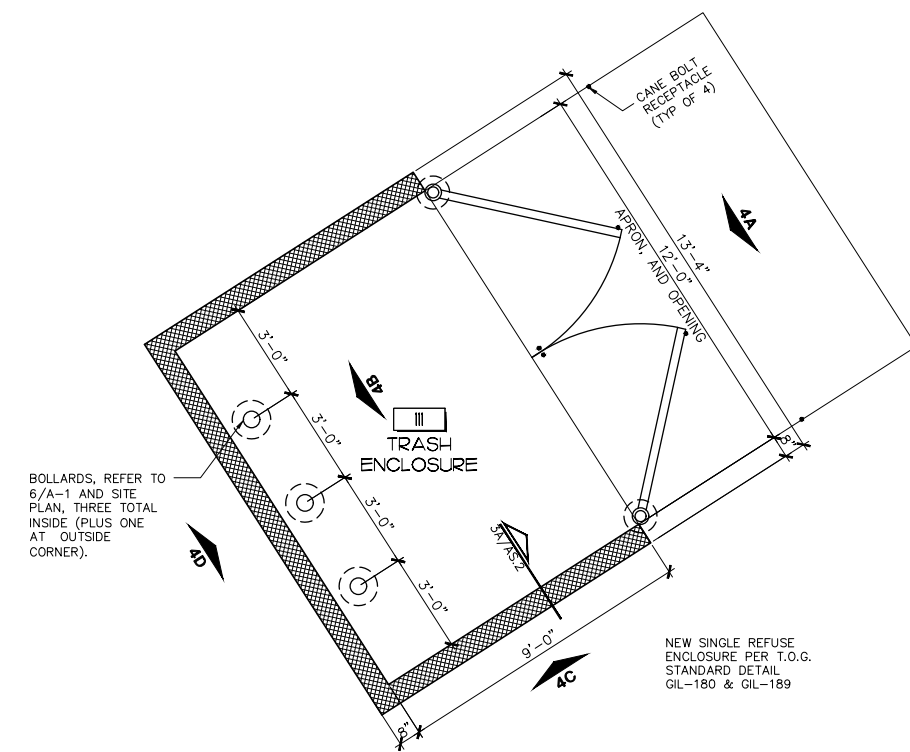
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www.sra360.com

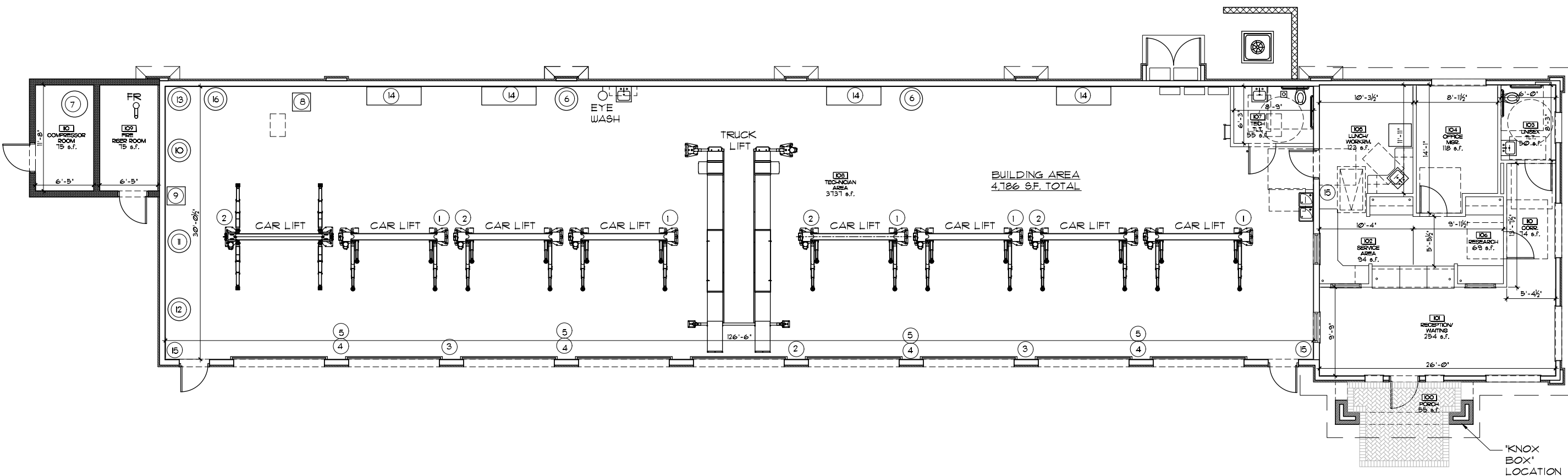
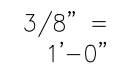
**NEW AUTOMOTIVE SERVICE BUILDING**



EQUIPMENT SCHEDULE / PROVIDE SUBMITTALS TO CBAC		
NO.	EQUIPMENT	NOTES
1	LIGHT REEL	MOUNT TO PASSENGERS SIDE OF LIFT: BAYS 1, 3, 4, 6, 8
2	AIR REEL	MOUNT TO DRIVERS SIDE OF LIFT: BAYS 2, 4, 7, 9 MOUNT TO CENTERLINE OF PILASTERS: BETWEEN BAY 465 ± 96" A.F.F.
3	WATER REEL	MOUNT TO CENTERLINE OF PILASTERS: BETWEEN BAYS 263, 768 B.O. REEL ± 60" A.F.F.
4	LIFT ADAPTERS	MOUNT TO CENTERLINE OF PILASTERS: BETWEEN BAYS E2, 364, 667, 869
5	EXHAUST HOSE REEL	MOUNT TO CENTERLINE OF PILASTERS: BETWEEN BAYS E2, 364, 667 ± 72" A.F.F.
6	OIL DISPENSERS	MOUNT ON BACK WALL IN LINE WITH CENTERLINE OF PILASTERS: BETWEEN BAYS 364, 667 ± 72" A.F.F. TO BOTTOM OF BASE
7	COMPRESSOR	MOUNT TO 4" THK. CONCRETE HOUSE-KEEPING PAD AT REMOTE COMPRESSOR ROOM
8	BENCH/GRINDER STAND	16' FROM BACK WALL, 30' FROM BRAKE LATHE
9	BRAKE LATHE	
10	PARTS WASHER	POSITION ON SHOP END WALL, 10' FROM BACK WALL
11	TIRE MACHINE	POSITION ON SHOP END WALL, 10' FROM FRONT BAY DOOR WALL
12	TIRE BALANCER	POSITION ON SHOP END WALL, 5'-6" FROM FRONT BAY DOOR WALL
13	NEW OIL CONTAINER	POSITION IN CORNER, SHOP END WALL AND BACK WALL
14	WORK BENCH	POSITION ON CENTERLINE OF BAYS: 2, 4, 7, 8
15	FIRE EXTINGUISHER	SEE SHEET A-2
16	TRIPLE RHINO TANK	POSITION ON SHOP REAR WALL, NEXT TO NEW OIL CONTAINER

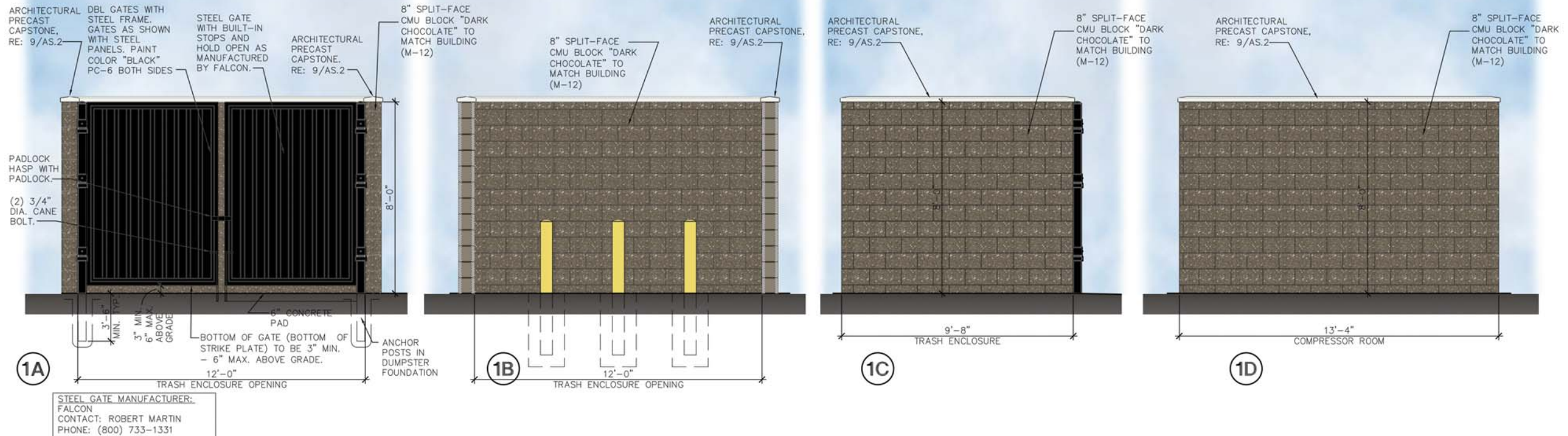


② Trash Enclosure



1 Floor Plan-9 Bay


$$\frac{3}{16}'' = 1'-0''$$

**1 TRASH ENCLOSURE ELEVATIONS**  
NOT TO SCALE

## NEW AUTOMOTIVE SERVICE BUILDING



Christian Brothers Automotive  
E. Pecos Road  
Gilbert, Arizona 85297

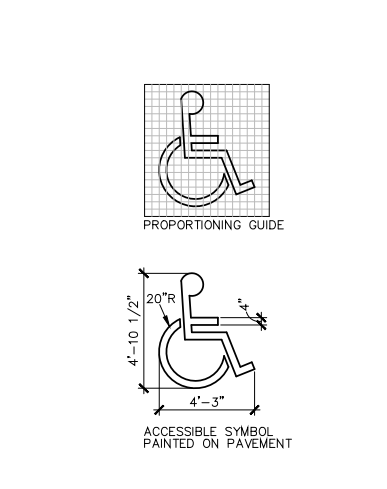
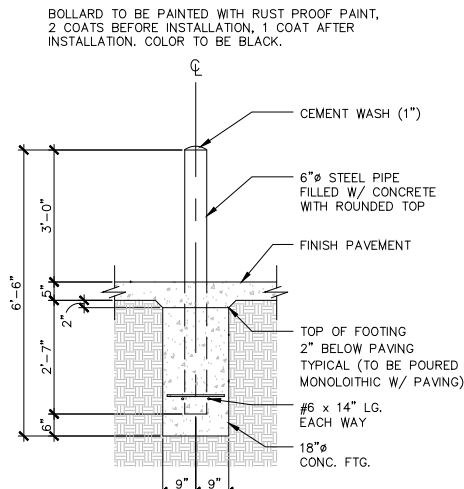
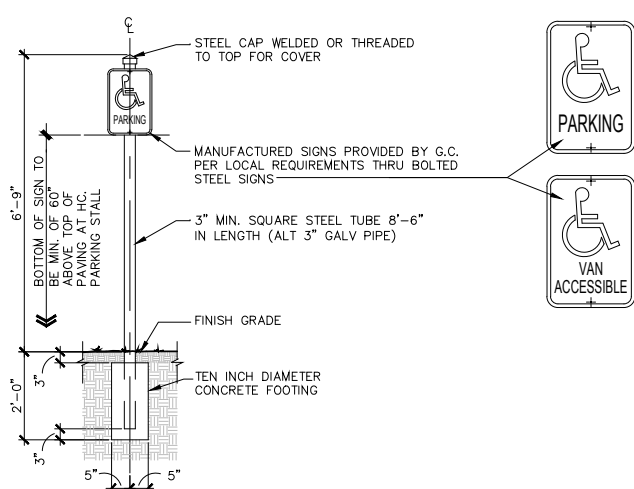
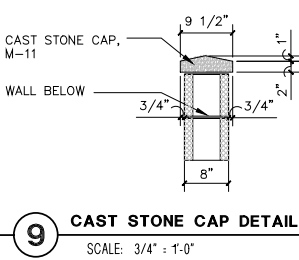
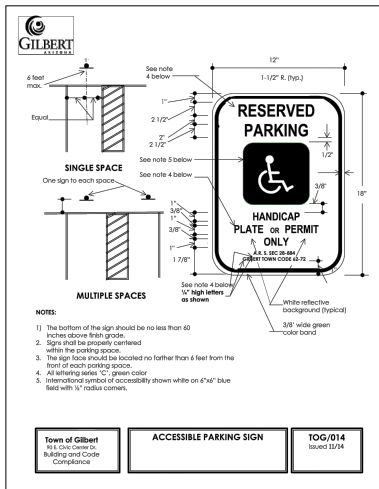
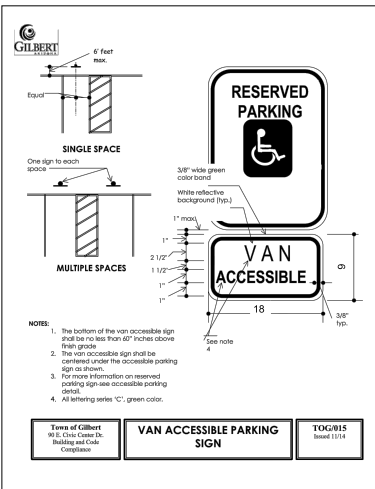
SRA Project Number 16-058



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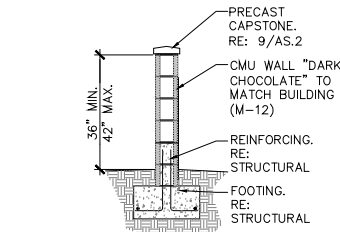
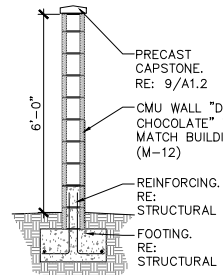
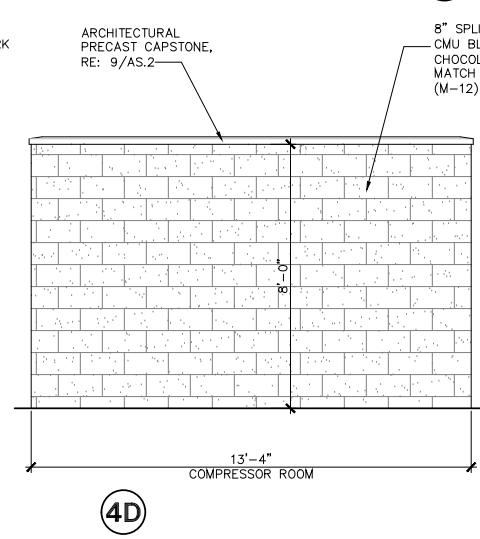
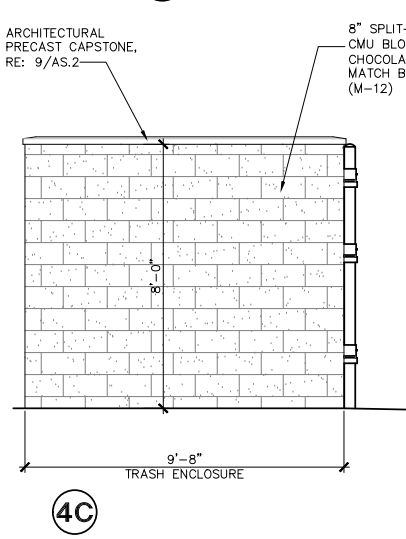
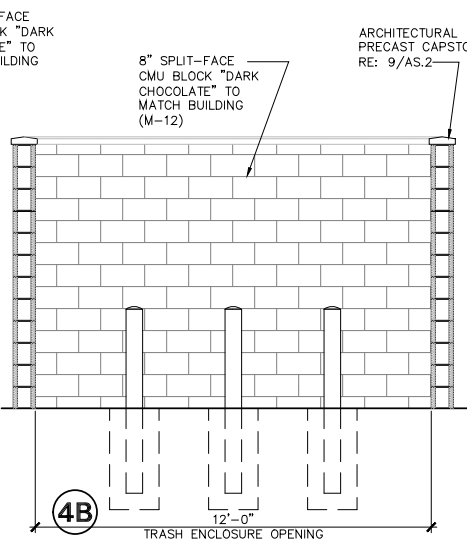
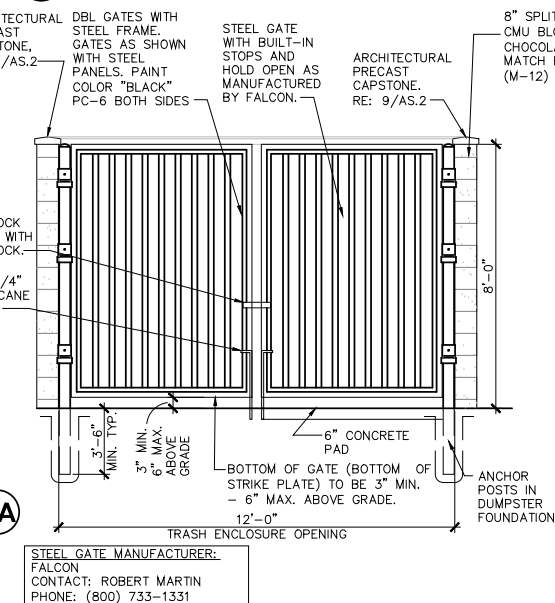
## 10 TOWN OF GILBERT ACCESSIBLE PARKING SIGNAGE

## 8 HC. RAMP SECTION

## 7 HANDICAP SIGN

## 6 STEEL PIPE BOLLARD

## 5 HANDICAP SYMBOL PAINTED ON PAVEMENT



## 4E MECH SCREEN WALL

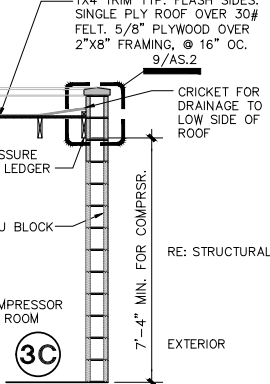
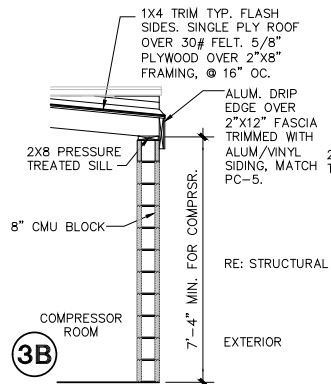
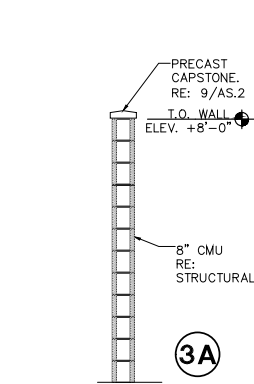
## 4F PRK'G. SCREEN WALL

## GENERAL NOTES

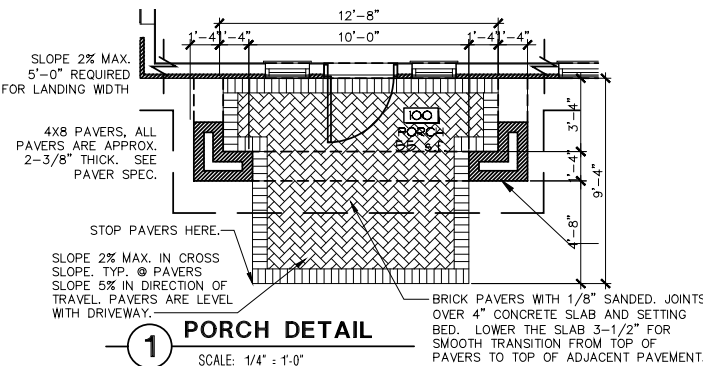
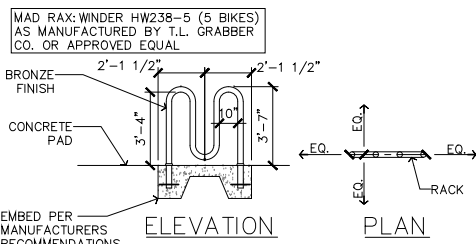
- BASE INFORMATION WAS TAKEN FROM PROPERTY DESCRIPTION AND SURVEY. MINOR FIELD ADJUSTMENTS MAY BE NECESSARY TO ALIGN WITH EXISTING FEATURES.
- SMOOTH TRANSITION IS REQUIRED BETWEEN ALL EXISTING AND NEW PAVEMENTS.
- ROADWAY AND ACCESS CLEARANCES ARE SHOWN TO FACE OF CURB AND END OF PARKING SPACES. ALL PARKING SPACES ARE 9'-0" X 19'-0" (INCL. 30" BUMPER OVERHANG WHERE NOTED).
- THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGED IN COMPLIANCE WITH LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- THE LIGHTING ON THE SITE SHALL COMPLY WITH THE LOCAL ZONING ORDINANCE AND STATE ENERGY CODE AS REQUIRED.
- THE DUMPSTER IS TO BE ENCLOSED WITH MASONRY WALLS TO MATCH THE BUILDING EXTERIOR. THE ENCLOSURE GATES SHALL BE OPAQUE AND CONSTRUCTED OF PAINTED STEEL FRAME AND STEEL PANELS. SEE BLDG ELEV FOR MORE INFORMATION ON DUMPSTER ENCLOSURE & BLDG EXTERIOR.
- ALL OFF SITE EASEMENTS MUST BE FILED PRIOR TO START OF CONSTRUCTION.
- IRRIGATION SYSTEM SHALL BE PROVIDED AND INCLUDED IN THE BASE BID. THE REQUIRED AUTOMATIC UNDERGROUND SPRINKLER SYSTEM SHALL HAVE SEPARATE ZONES FOR LAWN AND PLANT BEDDING AREAS. LAYOUT PER THE MANUFACTURER'S RECOMMENDATIONS WITH OWNERS APPROVAL REQUIRED.

## DRIVEWAY CURB AND PAVING NOTES

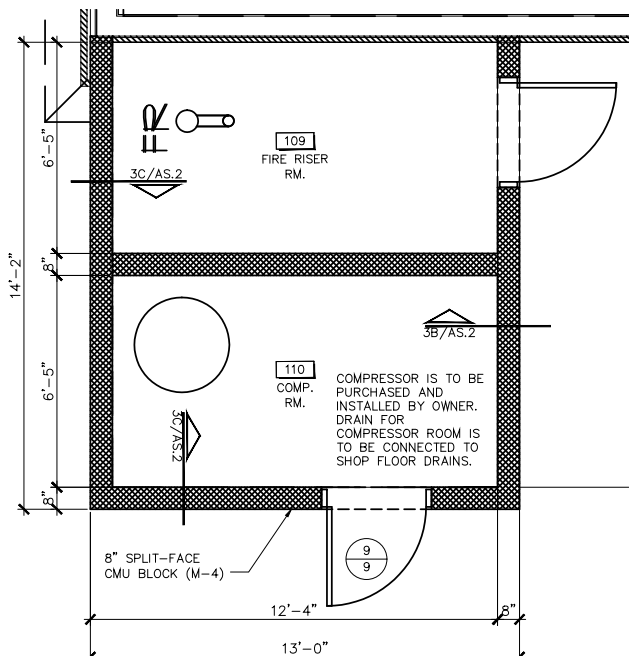
- CIVIL ENGINEERING DRAWING SUPERCEDES INFORMATION ON THIS DRAWING. NOTIFY ARCHITECT AND OWNER OF ALL DISCREPANCIES.
- SIDEWALK, DRIVEWAY, CURB, AND LINE AND GRADE SHALL BE SET BY CIVIL ENGINEER.
- SIDEWALKS SHALL BE CONSTRUCTED PER GEOTECHNICAL REPORT AND CIVIL DRAWINGS.
- DRIVEWAYS SHALL BE CONSTRUCTED PER GEOTECHNICAL REPORT AND CIVIL DRAWINGS.
- CURB AND GUTTER SHALL BE CONSTRUCTED PER GEOTECHNICAL REPORT AND CIVIL DRAWINGS.
- PROVIDE 1/2" EXPANSION MATERIAL AT INTERVALS OF 20'-0" (MAXIMUM) THROUGHOUT ENTIRE LENGTH OF SIDEWALKS.
- PROVIDE 1/2" EXPANSION MATERIAL BETWEEN WHERE SIDEWALKS ABUT TO A FIRE HYDRANT OR UTILITY POLE.
- IN THE EVENT THAT MORE THAN ONE DRIVEWAY IS CONSTRUCTED FOR ACCESSING THE PROPERTY FROM THE SAME STREET APPROACH, MAINTAIN MINIMUM SEPARATION BETWEEN DRIVES AS REQUIRED BY LOCAL ZONING ORDINANCE, TRAFFIC AND TRANSPORTATION REGULATIONS, AND/OR BUILDING CODE.
- SURFACE BETWEEN DRIVEWAYS, FROM TOP OF CURB TO SIDEWALK AND FROM SIDEWALK TO PROPERTY LINE MAY BE EITHER CONCRETE OR DIRT, OR AS REQUIRED BY ORDINANCE AND CODES AS MADE REFERENCE TO IN #8 ABOVE.



## 3 TRASH ENCLOSURE AND FIRE RISER/COMPRESSOR ROOM WALL



## 3D FIRE RISER AND COMPRESSOR ROOM PLAN



contact: Christian Brothers Automotive  
17725 Katy Freeway suite 200  
Houston, TX 77074  
contact: caris can  
t: (281) 675-6105  
c: (832) 971-1123  
email: ccain@cbac.com

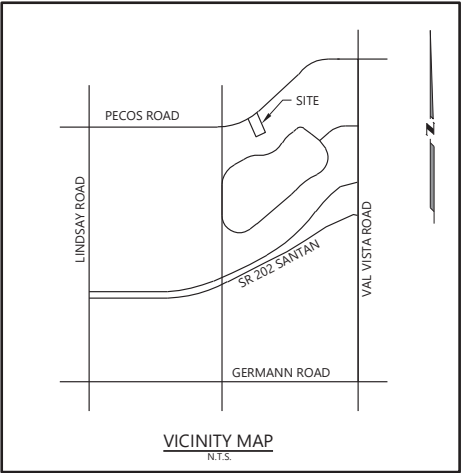
**Christian Brothers Automotive**  
E. Pecos Road  
Gilbert, Arizona 85297

project: **Christian Brothers Automotive**  
date: 01/25/2018  
issued for: SITE PLAN REVIEW  
job no.: 16-058  
sheet title: SITE DETAILS  
sheet no.: as.2



DR17-1136 Christian Brothers Automotive  
Attachment 9: Grading and Drainage Plan (4 pages)  
March 7, 2018

PRELIMINARY CIVIL IMPROVEMENT PLANS  
CHRISTIAN BROTHERS AUTOMOTIVE  
BEING A PORTION OF THE NORTHWEST QUARTER OF  
SECTION 5, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE  
GILA & SALT RIVER BASE & MERIDIAN,  
GILBERT, ARIZONA



ENGINEERS NOTES

- CONTRACTOR SHALL NOTIFY WESTWOOD PROFESSIONAL SERVICES OF ANY DISCREPANCIES BETWEEN THE CIVIL PLANS AND SITE CONDITIONS, A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THE AFFECTED AREA. FAILURE TO DO SO SHALL RESULT IN ANY DISCREPANCIES BEING THE RESPONSIBILITY OF THE CONTRACTOR.
- DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE CONTROL OF EARTH SPILLAGE, RUNOFF AND CONSTRUCTION WATER AND SHALL PROTECT ADJACENT PROPERTY AND EXISTING STRUCTURES FROM SUCH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS AND UTILITIES IN THE WORK AREA AND ON ADJACENT PROPERTIES WHICH HAVE BEEN REMOVED OR DAMAGED DURING THE COURSE OF CONSTRUCTION. ALL REPAIR, REPLACEMENT OR CLEANUP SHALL BE DONE TO THE SATISFACTION OF AND AT NO ADDITIONAL EXPENSE TO THE UTILITY COMPANY AND OWNER.
- THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN HE SHALL REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT OR TESTING ANY PORTION THE WORK.
- THE CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
- ESTIMATED QUANTITIES SHOWN ARE FOR BONDING & PERMIT PURPOSES ONLY. CONTRACTOR TO MAKE HIS OWN DETERMINATION OF QUANTITIES.
- EXISTING UNDER GROUND UTILITIES SHOWN ARE PER UTILITY COMPANY RECORDS. CONTRACTOR TO FIELD VERIFY LOCATION/ELEVATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

	PROPERTY LINE
	RIGHT OF WAY LINE
	SECTION LINE
	CENTER LINE
	EASEMENT LINE
	HIGH WATER LINE
	CONTOUR LINE
	UNDERGROUND UTILITY
	T.O.G. TOWN OF GILBERT
	BK. BOOK
	PG. PAGE
	FND. FOUND
	R.O.W. RIGHT OF WAY
	M.C.R. MARICOPA COUNTY RECORDER OFFICE
	A.P.N. ASSESSOR PARCEL NUMBER
	P.U.E. PUBLIC UTILITY EASEMENT
	W.E. WATER EASEMENT
	V.N.A.E. VEHICULAR NON ACCESS EASEMENT
	B/C BACK CURB
	TC TOP CURB ELEVATION
	G GUTTER ELEVATION
	P PAVEMENT ELEVATION
	C CONCRETE ELEVATION
	NG NATURAL GROUND
	INV INVERT
	TB TOP BANK
	BB BOTTOM BANK
	TW TOP WALL

TOWN OF GILBERT GENERAL CONSTRUCTION NOTES

- ANY CONTRACTOR FOUND WORKING ON A PROJECT WITHOUT AN OFFICIAL SET OF STAMPED APPROVED DRAWINGS BY THE TOWN OF GILBERT WILL BE SHUT DOWN UNTIL FURTHER NOTICE.
- THE CONTRACTOR SHALL NOTIFY THE EL PASO NATURAL GAS DISTRICT SUPERINTENDENT AND THE SOUTHWEST GAS DISTRICT SUPERINTENDENT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION IN THE VICINITY OF THE RIGHTS-OF-WAY SO THAT THEY MAY HAVE A REPRESENTATIVE PRESENT AT ALL TIMES.
- EXCAVATION AND CONSTRUCTION WORK WILL NOT BE PERMITTED IN PUBLIC RIGHTS-OF-WAY OR PUBLIC UTILITY EASEMENTS ON SATURDAY, SUNDAY, OR LEGAL HOLIDAYS.
- ALL DESIGN AND CONSTRUCTION MUST BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE UNIFORM STANDARD SPECIFICATIONS AND DETAILS PUBLISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE TOWN OF GILBERT.
- A NOTE STATING WHICH LOTS WILL RECEIVE WATER AND SEWER SERVICES AND THE SIZES.
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF GILBERT DEVELOPMENT SERVICES DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF ANY CONSTRUCTION FOR INSPECTION. CALL (480) 503-6700.
- A NOTE REGARDING THE COORDINATION BY THE DEVELOPER AND CONTRACTOR TO AVOID THE PLACEMENT OF DRIVEWAYS IN CONFLICT WITH UTILITY SERVICES.
- A NOTE PERTAINING TO THE RESPONSIBILITY FOR THE COORDINATION OF THE RELOCATION OF POWER POLES AND OTHER UTILITIES.
- A TYPICAL NOTE FOR THE CONTRACTOR TO ADJUST ALL VALVES, MANHOLES, CLEANOUTS, ETC., BOTH NEW AND OLD TO FINISHED PAVEMENT GRADE PER STANDARD DETAILS.
- BACKFILL AND COMPACTION WITHIN COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST MARICOPA COUNTY SPECIAL PROVISIONS FOR INSTALLATION OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL COMPLY WITH THE PROVISION FOR TRAFFIC CONTROL AS PER THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES HANDBOOK.
- CALL THE ARIZONA 811, BLUE STAKE CENTER (602) 263-1100, 48 HOURS BEFORE YOU DIG FOR LOCATION OF ALL UNDERGROUND UTILITIES.
- ENGINEER CERTIFIES THAT HE HAS CONTACTED ALL INTERESTED UTILITY COMPANIES AND HAS TRANSFERRED ALL EXISTING AND/OR PROPOSED UTILITY LINES AND RELATED INFORMATION ONTO THESE PLANS, AND THAT ENGINEER HAS ALSO CORRECTLY PLOTTED THE EXISTING AND PROPOSED RIGHT-OF-WAY AND EASEMENT LINES.
- THE CONTRACTOR SHALL BE REQUIRED TO INSTALL A NIGHT TIE-IN FOR ANY NEW WATER LINE THAT WILL AFFECT EXISTING SERVICE SUFFICIENT TO WARRANT SAME IN THE OPINION OF THE TOWN OFF-SITE INSPECTOR.
- ALL IMPROVEMENTS WITHIN THE RETENTION BASIN AND/OR ROADWAY PARKWAYS SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF GILBERT PROCEDURES FOR DEVELOPERS AND ENGINEERS.
- CONTRACTOR IS ADVISED THAT AN EXCAVATION AND DIRT MOVING PERMIT IS REQUIRED BY THE MARICOPA COUNTY HEALTH DEPARTMENT AND THE TOWN OF GILBERT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THIS PERMIT AND COMPLY WITH ITS REQUIREMENTS.
- ALL SPRINKLER AND LANDSCAPE MUST BE INSTALLED IN ACCORDANCE WITH THE APPROVED DESIGN REVIEW REQUIREMENTS AND APPROVED.
- ALL SIGHT LINES SHALL COMPLY WITH TOWN OF GILBERT STANDARD DETAIL GIL-211 OR GIL-212 (WHICHEVER IS APPLICABLE) AT TIME OF INSTALLATION.

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN SHADED ZONE "X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; PER FIRM MAP NO. 04013C2742M DATED NOVEMBER 4, 2015.

UTILITY

UNDERGROUND UTILITIES & STORM DRAIN LOCATIONS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND "BLUE STAKE" MARKINGS AND AVAILABLE MAPS OBTAINED FROM UTILITY COMPANIES AND THE TOWN OF GILBERT, AZ. ACTUAL LOCATIONS MAY VARY FROM LOCATIONS SHOWN HEREON.

ZONING

THE SUBJECT PROPERTY LIES WITHIN THE TOWN OF GILBERT "GENERAL COMMERCIAL" (GC) AND IS ZONED COMMERCIAL AS SHOWN ON THE TOWN OF GILBERT ZONING MAP, REVISED IN OCTOBER OF 2014.

SHEET INDEX

COVER SHEET	C-1	UTILITY PLAN	C-3
DRAINAGE AND GRADING PLAN	C-2	SECTIONS AND DETAILS	C-4

DRAINAGE STATEMENT

PROJECT NARRATIVE:  
THE PROPOSED PROJECT CONSIST OF THE CONSTRUCTION OF A SINGLE STORY COMMERCIAL AUTOMOTIVE BUILDING ON A PROPOSED LOT WITHIN "SANTAN MOTORPLEX". SAID LOT WILL BE DEDICATED IN CONJUNCTION WITH THE SITE IMPROVEMENT PLANS. THE PROJECT DEVELOPMENT WILL INCLUDE THE CONSTRUCTION OF THE SAID BUILDING, ASSOCIATED PAVED PARKING LOT AND LANDSCAPE AREAS, UTILITIES AND PERMANENT DRAINAGE INFRASTRUCTURE TO CONVEY THE ON-SITE STORMWATER RETENTION VOLUME TO THE PROPOSED ON-SITE UNDERGROUND STORMWATER RETENTION. A TEMPORARY BASIN WILL BE CONSTRUCTION TO CONTAIN OFF-SITE STORMWATER GENERATED FROM THE FIRE LANE ACCESS.

PROJECT LOCATION :  
THE SUBJECT PROPERTY LIES WITHIN THE NW ¼ OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, GILBERT, ARIZONA. THE SITE IS LOCATED ON A PORTION OF LAND IDENTIFIED AS "LOT 4" TO BE DEDICATED IN CONJUNCTION WITH PROJECT DEVELOPMENT. SAID LOT LIES WITHIN LOT 2C AS RECORDED IN THE RE-PLAT "PARCEL 1A OF THE REPLAT OF PARCEL 1 SANTAN MOTORPLEX" AND LOTS 2A & 2B OF THE "REPLAT OF PARCEL 2, SANTAN MOTORPLEX & PARCEL 1B OF THE REPLAT OF PARCEL 1, SANTAN MOTORPLEX". THE SITE IS BOUND ON THE SOUTH AND WEST BY VACANT LOTS WITHIN THE SANTAN MOTORPLEX, NORTH BY PECOS ROAD AND EAST BY A COMMERCIAL DEVELOPMENT IN DESIGN.

EXISTING DRAINAGE DATA:  
THE SUBJECT SITE ENCOMPASSES APPROXIMATELY 0.83 ACRES (NET) AND IS CURRENTLY UNDEVELOPED WITH THE EXCEPTION OF THE NORTHERN PORTION OF A TEMPORARY LANDSCAPE RETENTION BASIN CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT SANTAN MOTORPLEX MASTER DRAINAGE PLAN. THE SAID TEMPORARY BASIN RETAINS ONSITE STORMWATER FOR PARCEL 2 OF "FINAL PLAT OF SANTAN MOTORPLEX" AS RECORDED IN BOOK 712, PAGE 20, MARICOPA COUNTY RECORDS AND RECEIVES NO OFF-SITE STORMWATER RUNOFF FROM THE ADJACENT PECOS ROAD ROW. DEVELOPMENTS WITHIN SAID PARCEL 2 HAVE BEEN DESIGNED AND CONSTRUCTED TO BE SELF-RETAINING THEREBY LIMITING THE STORMWATER RETAINED WITHIN SAID TEMPORARY RETENTION BASIN.

PROPOSED DRAINAGE DATA :  
ALL PROPOSED DRAINAGE IMPROVEMENTS WILL BE IN ACCORDANCE WITH THE MASTER DRAINAGE REPORT FOR THE SANTAN MOTORPLEX PREPARED BY EPS GROUP, INC. DATED 10-13-04 AND WILL BE IN COMPLIANCE WITH THE TOWN OF GILBERT DRAINAGE ORDINANCES.

REQUIRED ON-SITE STORMWATER RETENTION STORAGE VOLUMES WILL BE PROVIDED UTILIZING UNDERGROUND 10-FOOT DIAMETER CMP STORAGE TANKS TO RETAIN THE 50-YEAR, 24-HOUR STORM EVENT. RETAINED STORMWATER WILL BE DISSIPATED BY DRYWELLS. SURFACE STORMWATER WILL BE CONVEYED TO THE PROPOSED RETENTION FACILITIES VIA CATCH BASINS, STORM DRAIN PIPE, CURB AND GUTTER, AND OVERLAND SHEET FLOW.

THE ULTIMATE SITE OUTFALL IS LOCATED AT THE NORTHWEST CORNER OF THE PROJECT SITE AND OUTFALLS INTO PECOS ROAD ROW AT 1272.50-FOOT. THE LOWEST PROPOSED FINISH FLOOR ELEVATION IS 1273.50-FOOT WHICH PROVIDES A 12-INCH ELEVATION DIFFERENTIAL BETWEEN THE SITE OUTFALL ELEVATION AND THE FINISH FLOOR ELEVATION.

THE SITE IS LOCATED IN THE SHADED FLOOD ZONE "X" AND IS NOT IMPACTED BY OFF-SITE FLOODS. THE PROPOSED SITE DEVELOPMENT WILL NOT HAVE ANY ADVERSE IMPACT ON THE ON-SITE AND OFF-SITE DRAINAGE PATTERNS.

GENERAL NOTES

"IN ACCORDANCE WITH AAC R18-4+213, ALL MATERIALS ADDED AFTER JANUARY 1, 1993 WHICH MAY COME IN CONTACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61"

EXCAVATION AND CONSTRUCTION WORK WILL NOT BE PERMITTED IN PUBLIC RIGHTS-OF-WAY OF PUBLIC UTILITY EASEMENTS ON SATURDAY, SUNDAY, OR LEGAL HOLIDAYS.

PAVING NOTES:  
SUBGRADE MUST MEET ALL TOWN OF GILBERT TESTING REQUIREMENTS AND HAVE APPROVAL OF THE ENGINEERING DEPARTMENT 24 HOURS PRIOR TO PLACING BASE COURSE MATERIAL. STOCKPILING OF BASE MATERIAL ON THE SUBGRADE WILL NOT BE PERMITTED. THE FINISHED BASE COURSE MUST MEET ALL TOWN OF GILBERT TESTING REQUIREMENTS AND HAVE APPROVAL OF THE ENGINEERING DEPARTMENTS 24 HOURS PRIOR TO PLACEMENT OF ASPHALT.

CONCRETE NOTES:  
ALL SUBGRADE MUST MEET ALL TOWN OF GILBERT TESTING REQUIREMENTS AND HAVE APPROVAL OF THE ENGINEERING DEPARTMENT 24 HOURS PRIOR TO ANY CONCRETE PLACEMENT FOR SIDEWALK, CURB AND/OR GUTTER, VALLEY GUTTERS, APRONS, SCUPPERS, THRUST BLOCKS, MANHOLES, MANHOLE BASES, DRIVEWAY, DRIVEWAY ENTRANCES, RIBBON CURBS, AND INLETS.

WATER AND SEWER MAIN CONSTRUCTION NOTES:  
BEDDING, MATERIAL AND THE PLACEMENT OF THE BEDDING MATERIAL MUST MEET ALL TOWN OF GILBERT TESTING REQUIREMENTS AND HAVE APPROVAL OF THE ENGINEERING DEPARTMENT 24 HOURS PRIOR TO ANY PIPE INSTALLATION. HAUNCHING AND INITIAL BACKFILL MUST BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO FINAL BACKFILL.

SITE ADDRESS

1245 EAST PECOS ROAD  
GILBERT, ARIZONA 85225

SITE AREA

LOT 4:		
(GROSS)	=	44,248 SQ. FT. OR 1.0158 ACRES MORE OR LESS
(NET)	=	36,125 SQ. FT. OR 0.8293 ACRES MORE OR LESS

ASSESSORS PARCEL NUMBER

A.P.N. NOT AVAILABLE (PART OF A.P.N. 304-54-096)

BENCHMARK

BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF WILLIAMS FIELD ROAD AND VAL VISTA DRIVE BEING THE N.E. CORNER, SECTION 32, R.1S., R.6E., G.&S.R.B.&M.

ELEVATION = 1271.73 (NAVD 88)

DRAINAGE CALCULATION

VOLUME REQUIRED - 50 YEAR 24 HOUR STORM EVENT

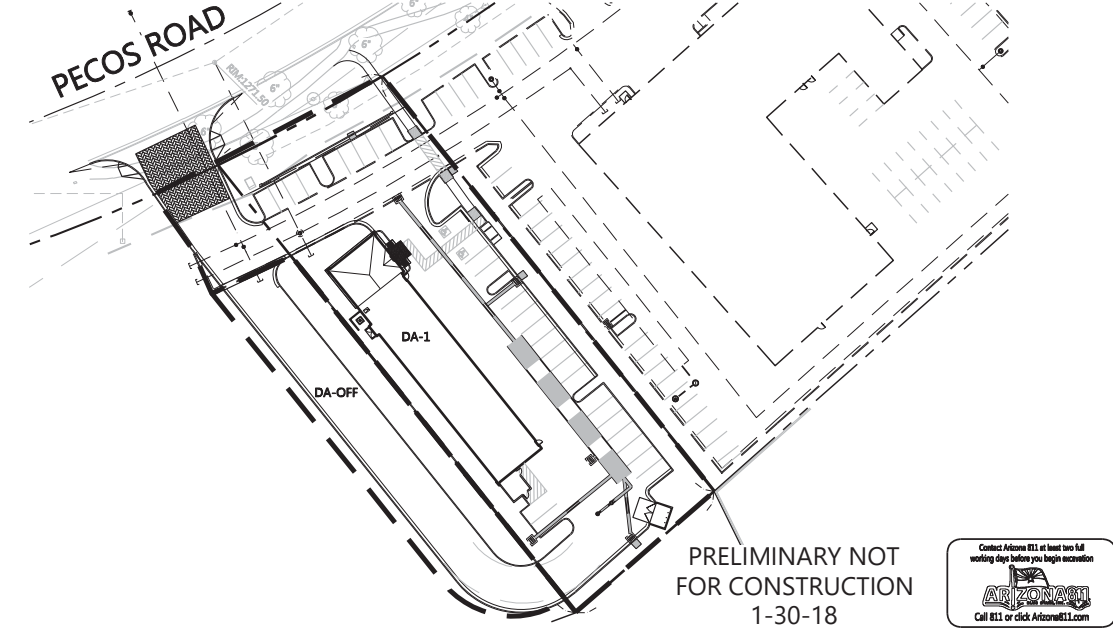
$$V_R = C \times P / 12 \times A$$

WHERE:			
V <sub>R</sub>	=	VOLUME REQUIRED (CU.FT.)	
P	=	3 IN. (50YR, 24HR PER TOWN OF GILBERT)	
C <sub>w</sub>	=	WEIGHTED RUNOFF COEFFICIENT	
A	=	AREA IN SQUARE FEET (NET)	

Weighted 'C' Calculation				
	C	AREA	% OF SITE	WEIGHTED C
CONCRETE	0.95	25083	0.70	0.67
PAVEMENT	0.9	1392	0.04	0.04
LANDSCAPE	0.7	9186	0.26	0.18
TOTAL			1	0.88

STORMWATER RETENTION VOLUME CALCULATIONS					
DRAINAGE AREA	C	P (3/12)	AREA (SF)	VR (C.F.)	EXCESS VOLUME (C.F.)
DA-1	0.88	0.25	35,351	7,777	8,247
DA-OFF	0.88	0.25	10,362	2,280	2,390
					470
					110

NOTES					
100 L.F. of 10' diameter	=	$\pi \times 5^2 \times 100 = 7777$	C.F.		



OWNER / DEVELOPER

CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION  
17725 KATY FREEWAY, SUITE 200  
HOUSTON, TX 77094  
CONTACT: CURTIS CAIN

ARCHITECT

STEWART+REINDERSMA ARCHITECTURE, PLLC  
5450 E. HIGH STREET, SUITE 200  
PHOENIX, AZ 85054  
TELE: 480-515-5123  
CONTACT: SAKÉ REINDERSMA  
EMAIL: SAKÉ@SRA360.COM

ENGINEER

SITE CONSULTANTS, INC.  
A DIVISION OF WESTWOOD  
6909 EAST GREENWAY PARKWAY, SUITE 250  
SCOTTSDALE, AZ 85254  
TELE: 480-747-6558  
CONTACT: MICHAEL CAYLOR  
EMAIL: MICHAEL.CAYLOR@WESTWOODPS.COM

LEGAL DESCRIPTION

LOT 2F, OF "REPLAT OF LOT 2C, OF RE-PLAT OF PARCEL 1A OF THE "REPLAT OF PARCEL 2, SANTAN MOTORPLEX & PARCEL 1B OF THE REPLAT OF PARCEL 1, SANTAN MOTORPLEX", ACCORDING TO BOOK 1347 OF MAPS

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 5, T. 2S., R. 6E., G.&S.R.B.&M. WHICH BEARING N89°25'34"E, AS RECORDED IN BOOK 1250, PAGE 48, MARICOPA COUNTY RECORDS.

APPROVALS

"IN ACCORDANCE WITH AAC R18-4-213, ALL MATERIALS ADDED AFTER JANUARY 1, 1993 WHICH MAY COME IN CONTACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61"

APPROVED: \_\_\_\_\_  
TOWN OF GILBERT ENGINEER  
DATE \_\_\_\_\_

**Westwood**  
6909 East Greenway Parkway, Suite 250  
Scottsdale, AZ 85254  
Phone (480) 747-6558  
Fax (480) 376-8025  
www.westwoodps.com  
Westwood Professional Services, Inc.

**Site Consultants, Inc.**  
Engineers • Surveyors • Consultants  
a division of **Westwood**  
6909 East Greenway Parkway, Suite 250, Scottsdale, AZ 85254  
westwoodps.com (480) 840-7728

**COVER SHEET**  
CHRISTIAN BROTHERS AUTOMOTIVE  
SPECTRUM  
GILBERT, ARIZONA

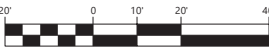
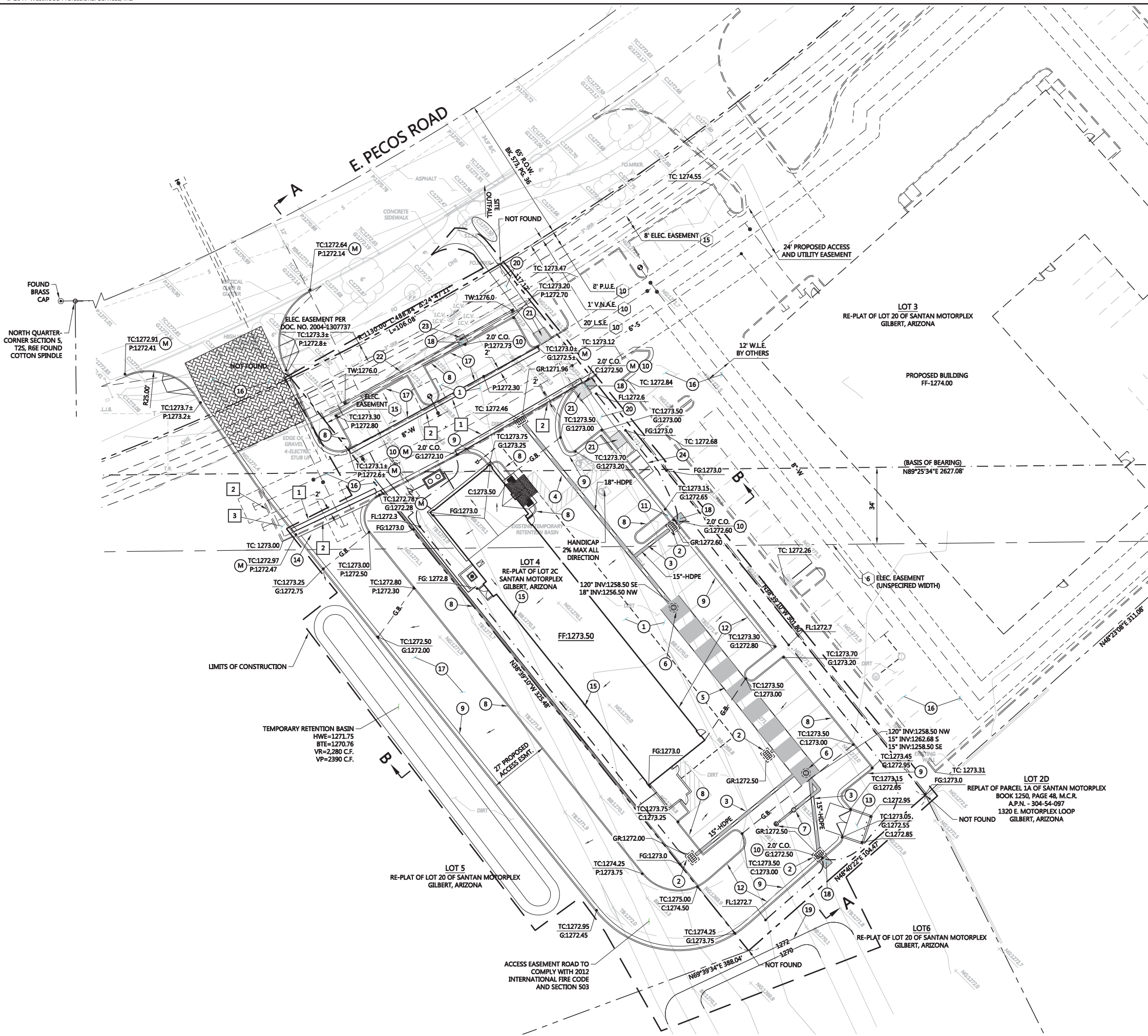
Professional Engineer (Civil)  
25960  
MICHAEL CAYLOR  
STATE OF ARIZONA  
EXPIRES 3-31-2019

PROJECT NO.: 0010226  
SCALE: 1" = 20'  
HORIZONTAL  
SCALE: 1" = N/A  
VERTICAL  
DRAWN BY: JLF  
CHECKED BY: MJC  
DWG: 0010226C001  
DATE: 1-30-2018

C-1  
OF  
4

Contact Arizona 811 at least two full  
working days before you begin excavation  
**ARIZONA**  
Call 811 or click Arizona811.com





REMOVAL NOTES

- 1 SAWCUT, REMOVE AND REPLACE ASPHALT IN LIKE KIND. 2' MINIMUM.
- 2 SAWCUT AND REMOVE CURB & GUTTER.
- 3 REMOVE EXISTING ASPHALT

CONSTRUCTION NOTES

- 1 CLEAR SITE
- 2 INSTALL CATCH BASIN PER M.A.G. DETAIL 535, TYPE 'F'.
- 3 INSTALL 15" ADS N-12 MEGA GREEN WT IB PIPE ASTM F2648 AND APPROPRIATE FITTINGS.
- 4 INSTALL 18" ADS N-12 MEGA GREEN WT IB PIPE ASTM F2648 AND APPROPRIATE FITTINGS.
- 5 INSTALL 120" 14 GAUGE GALVANIZED CMP PIPE.
- 6 INSTALL 48" DRAIN STORM DRAIN MANHOLE SHAFT WITH 30" MANHOLE FRAME AND COVER (GRATED).
- 7 INSTALL MAXWELL PLUS PER DETAIL PER SHEET C-4.
- 8 INSTALL 6" SINGLE CURB PER M.A.G. DETAIL 222, TYPE 'B'.
- 9 INSTALL 6" VERTICAL CURB AND GUTTER PER M.A.G. DETAIL 220-1, TYPE 'A'.
- 10 CONSTRUCT 2' WIDE CURB OPENING PER DETAIL ON SHEET C-4
- 11 CONSTRUCT MONOLITHIC CURB OPENING PER DETAIL ON SHEET C-4
- 12 CONSTRUCT CONCRETE PAVEMENT SECTION 6" P.C.C. ON 4" A.B.C. (DRIVE AND PARKING AREA)
- 13 CONSTRUCT TRASH ENCLOSURE PER T.O.G. STANDARD DETAIL GIL-180.
- 14 CONSTRUCT 3' CONCRETE VALLEY GUTTER PER DETAIL ON SHEET C-4.
- 15 ROOF DRAIN. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 16 TO BE CONSTRUCTED BY OTHER IN CONJUNCTION WITH SERVICE KING.
- 17 INSTALL ASPHALT PAVING. 2" AC ON 4" ABC FOR ALL PARKING AREAS. 3" AC ON 6" FOR ALL DRIVE AISLES
- 18 INSTALL SOLID GROUTED RIP-RAP, D<sub>50</sub>=6". 3/4 EMBEDDED IN CONCRETE.
- 19 REGRADE EXISTING BASIN AS SHOWN.
- 20 CONSTRUCT 5' WIDE CONCRETE SIDEWALK PER M.A.G. DETAIL 230.
- 21 CONSTRUCT ACCESSIBLE RAMP PER DETAIL ON SHEET C-4.
- 22 SITE WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 23 CONSTRUCT WALL OPENING PER DETAIL ON SHEET C-4.
- 24 BIKE RACK. SEE ARCHITECTURAL PLANS FOR DETAILS.
- M MATCH EXISTING

NOTE:  
LANDSCAPE IRRIGATION WILL UTILIZE EXISTING RECLAIMED WATER LINES ALONG PECOS ROAD.

PRELIMINARY NOT  
FOR CONSTRUCTION  
1-30-18



**Westwood**  
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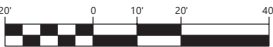
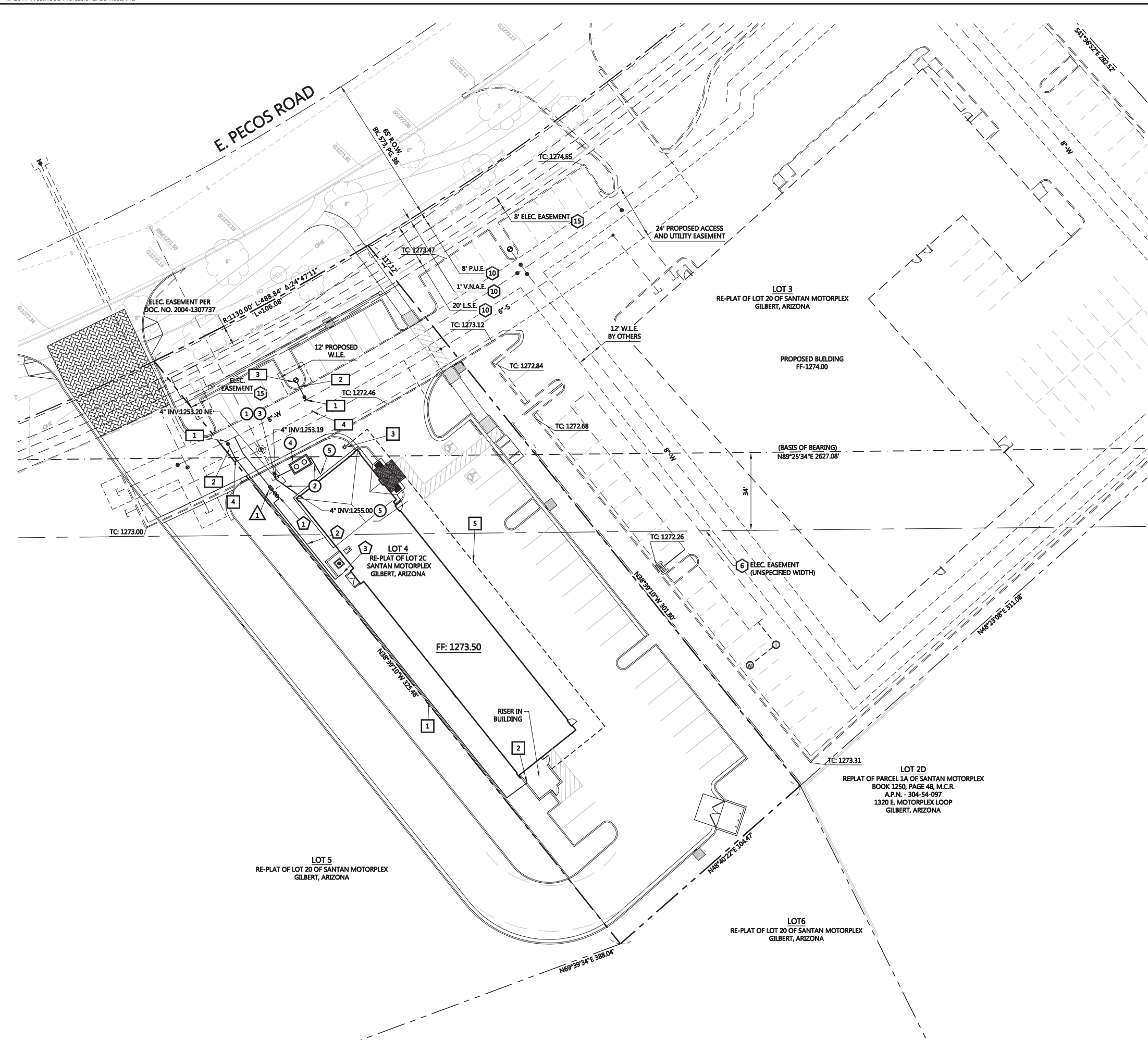
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Engineers • Surveyors • Consultants  
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westwoodps.com (480) 840-7728

GRADING AND DRAINAGE PLAN  
CHRISTIAN BROTHERS AUTOMOTIVE  
SPECTRUM  
GILBERT, ARIZONA

PROFESSIONAL ENGINEER (Civil)  
25960  
NCS  
CALIFORNIA  
EXPIRES 3-31-2019

PROJECT NO.	0010226
SCALE: 1" = 20'	HORIZONTAL
SCALE: 1" = 20'	VERTICAL
DRAWN BY:	J.L.F.
CHECKED BY:	M.C.
DWG:	0010226GCD01
DATE:	1-30-2018





1" = 20' ft.

PRIVATE SEWER CONSTRUCTION NOTES

- 1 CONNECT TO PROPOSED 6" PVC SEWER TAP WITH NEW 6" WYE TYPE BUILDING CONNECTION PER M.A.G. DETAIL 440-1. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING SEWER PRIOR TO PROCEEDING WITH THE BALANCE OF TRENCHING
- 2 INSTALL 6" PVC SEWER PIPE, BACKFILL PER THE T.O.G. DETAIL GIL-401. MINIMUM 2% SLOPE.
- 3 INSTALL 6" SEWER CLEAN-OUT PER M.A.G. DETAIL 441 & THE U.P.C.
- 4 INSTALL SAND/OIL INTERCEPTOR. SEE PLUMBING PLANS FOR DETAILS.
- 5 CONNECT TO BUILDING SEWER

PRIVATE FIRELINE CONSTRUCTION NOTES

- 1 INSTALL 6" PVC (C-900 DR-18) WATER PIPE, BACKFILL PER THE T.O.G. DETAIL GIL-302
- 2 CONNECT TO BUILDING SPRINKLER LINE. CONTRACTOR TO CONFIRM SIZE OF FIRELINE WITH BUILDING SPRINKLER SYSTEM DESIGNER PRIOR TO TRENCHING. BACKFLOW PREVENTER TO BE INSTALLED ON THE RISER IN THE BUILDING
- 3 INSTALL FIRE DEPARTMENT CONNECTION (FDC) PER TOWN OF GILBERT REQUIREMENTS.
- 4 INSTALL 8"-11" BEND WITH FLANGE X FLANGE JOINTS.
- 5 INSTALL 4" DIP FIRELINE, MIN. PRESSURE CLASS 150 PSI.

PUBLIC FIRELINE CONSTRUCTION NOTES

- 1 INSTALL 8"x6" TAPPING SLEEVE AND VALVE WITH BOX AND COVER PER M.A.G. DETAIL 340. MUST CONFORM TO M.A.G. SPECIFICATION SUBSECTION 630.4.2(A)(1).
- 2 INSTALL 6" DIP FIRELINE, MINIMUM PRESSURE 150 PSI.
- 3 INSTALL FIRE HYDRANT ASSEMBLY TYPE 'A' PER T.O.G. DETAIL GIL-320-1 AND GIL-320-2. 6" VALVE TO BE FULLY RESTRAINED.
- 4 INSTALL FIRE HYDRANT MARKERS PER T.O.G. DETAIL GIL-320-1

PUBLIC WATERLINE CONSTRUCTION NOTES

- 1 INSTALL 1" WATER METER & SERVICE PER T.O.G. DETAIL GIL-310. (FOR DOMESTIC USE)
- NOTE: SITE IRRIGATION SYSTEM TO BE CHARGED BY SPECTRUM EXISTING ON-SITE RECLAIMED WATER INFRASTRUCTURE SERVICED BY SANTAN AUTOPLEX

PRIVATE DOMESTIC WATERLINE CONSTRUCTION NOTES

- 1 INSTALL 1" REDUCED PRESSURE BACKFLOW PREVENTER PER T.O.G. DETAIL GIL-350.
- 2 INSTALL 1" COPPER (TYPE K) WATERLINE
- 3 CONNECT TO BUILDING DOMESTIC WATER.

PRELIMINARY NOT  
FOR CONSTRUCTION  
1-30-18



PROJECT NO. 0010226  
SCALE: 1" = 20'  
SCALE: 1" = 20'  
DRAWN BY: JLF  
CHECKED BY: MJC  
DWG: 0010226CUT01  
DATE: 1-30-2018

EXPRES 3-31-2019

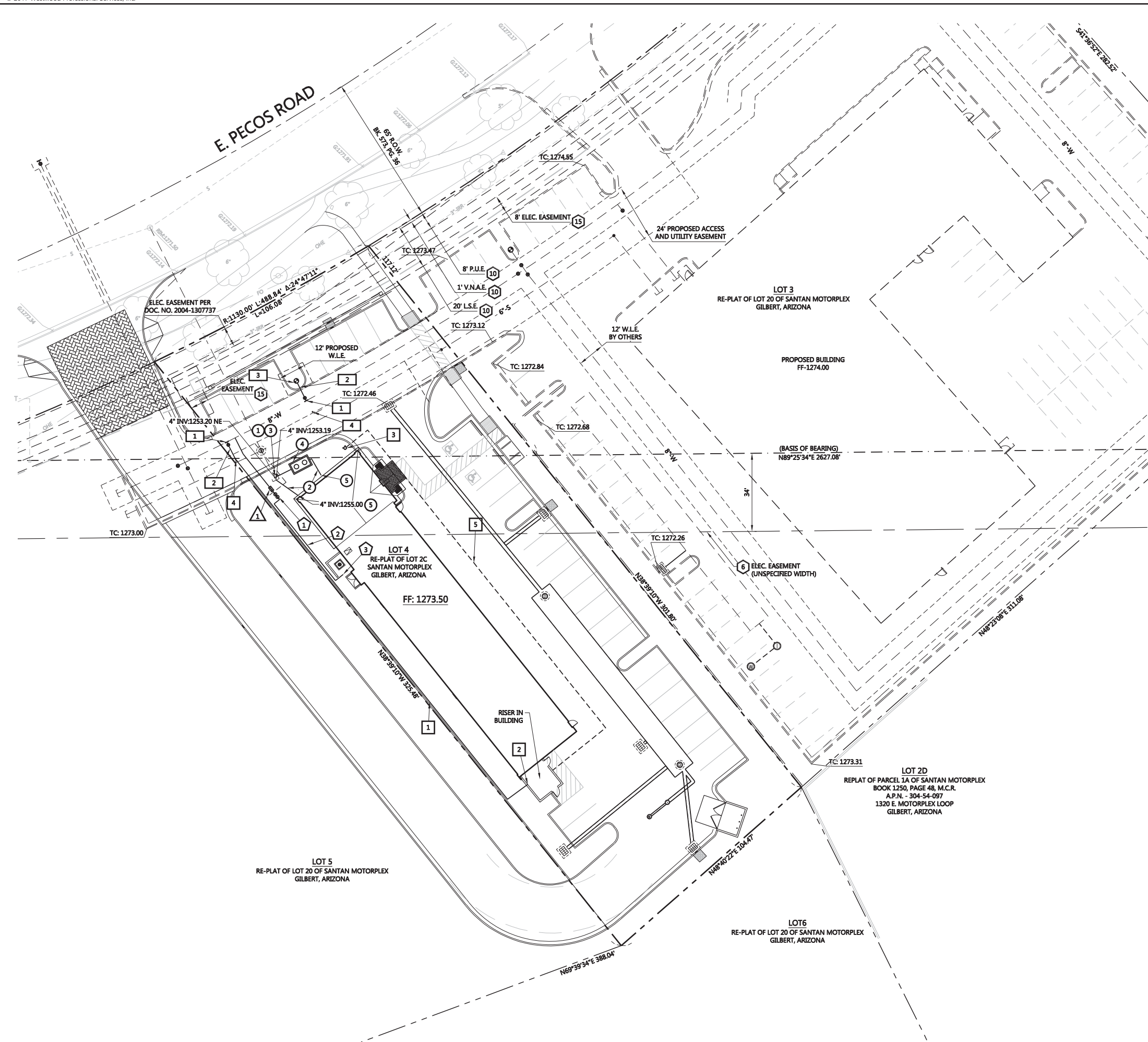
UTILITY PLAN

CHRISTIAN BROTHERS AUTOMOTIVE  
SPECTRUM  
GILBERT, ARIZONA

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PRIVATE SEWER CONSTRUCTION NOTES

- 1 CONNECT TO PROPOSED 6" PVC SEWER TAP WITH NEW 6" WYE TYPE BUILDING CONNECTION PER M.A.G. DETAIL 440-1. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING SEWER PRIOR TO PROCEEDING WITH THE BALANCE OF TRENCHING
- 2 INSTALL 6" PVC SEWER PIPE, BACKFILL PER THE T.O.G. DETAIL GIL-401. MINIMUM 2% SLOPE.
- 3 INSTALL 6" SEWER CLEAN-OUT PER M.A.G. DETAIL 441 & THE U.P.C.
- 4 INSTALL SAND/OIL INTERCEPTOR. SEE PLUMBING PLANS FOR DETAILS.
- 5 CONNECT TO BUILDING SEWER. SEE PLUMBING PLANS FOR CONTINUATION.

PRIVATE FIRELINE CONSTRUCTION NOTES

- 1 INSTALL 6" PVC (C-900 DR-18) WATER PIPE, BACKFILL PER THE T.O.G. DETAIL GIL-302
- 2 CONNECT TO BUILDING SPRINKLER LINE. CONTRACTOR TO CONFIRM SIZE OF FIRELINE WITH BUILDING SPRINKLER SYSTEM DESIGNER PRIOR TO TRENCHING. BACKFLOW PREVENTER TO BE INSTALLED ON THE RISER IN THE BUILDING
- 3 INSTALL FIRE DEPARTMENT CONNECTION (FDC) PER TOWN OF GILBERT REQUIREMENTS.
- 4 INSTALL 8"-11" BEND WITH FLANGE X FLANGE JOINTS.
- 5 INSTALL 4" DIP FIRELINE, MIN. PRESSURE CLASS 150 PSI.

PUBLIC FIRELINE CONSTRUCTION NOTES

- 1 INSTALL 8"x6" TAPPING SLEEVE AND VALVE WITH BOX AND COVER PER M.A.G. DETAIL 340. MUST CONFORM TO M.A.G. SPECIFICATION SUBSECTION 630.4.2(A)(1).
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- 4 INSTALL FIRE HYDRANT MARKERS PER T.O.G. DETAIL GIL-320-1

PUBLIC WATERLINE CONSTRUCTION NOTES

- 1 INSTALL 1" WATER METER & SERVICE PER T.O.G. DETAIL GIL-310. (FOR DOMESTIC USE)
- NOTE: SITE IRRIGATION SYSTEM TO BE CHARGED BY SPECTRUM EXISTING ON-SITE RECLAIMED WATER INFRASTRUCTURE SERVICED BY SANTAN AUTOPEX

PRIVATE DOMESTIC WATERLINE CONSTRUCTION NOTES

- 1 INSTALL 1" REDUCED PRESSURE BACKFLOW PREVENTER PER T.O.G. DETAIL GIL-350.
- 2 INSTALL 1-1/2" COPPER (TYPE K) WATERLINE
- 3 CONNECT TO BUILDING DOMESTIC WATER.



PROJECT NO. 0010226  
SCALE: 1" = 20'  
SCALE: 1" = 20'  
DRAWN BY: JLF  
CHECKED BY: MJC  
DWG: 0010226CUT01  
DATE: 12-11-2017

C-4  
OF  
6

UTILITY PLAN


CHRISTIAN BROTHERS AUTOMOTIVE  
SPECTRUM  
GILBERT, ARIZONA

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Engineers • Surveyors • Consultants  
a division of Westwood  
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EXPRES 3-31-2019



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Christian Brothers Automotive

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Gilbert, Arizona 85297

project:

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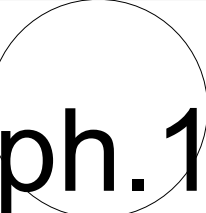
date: 09/13/2017

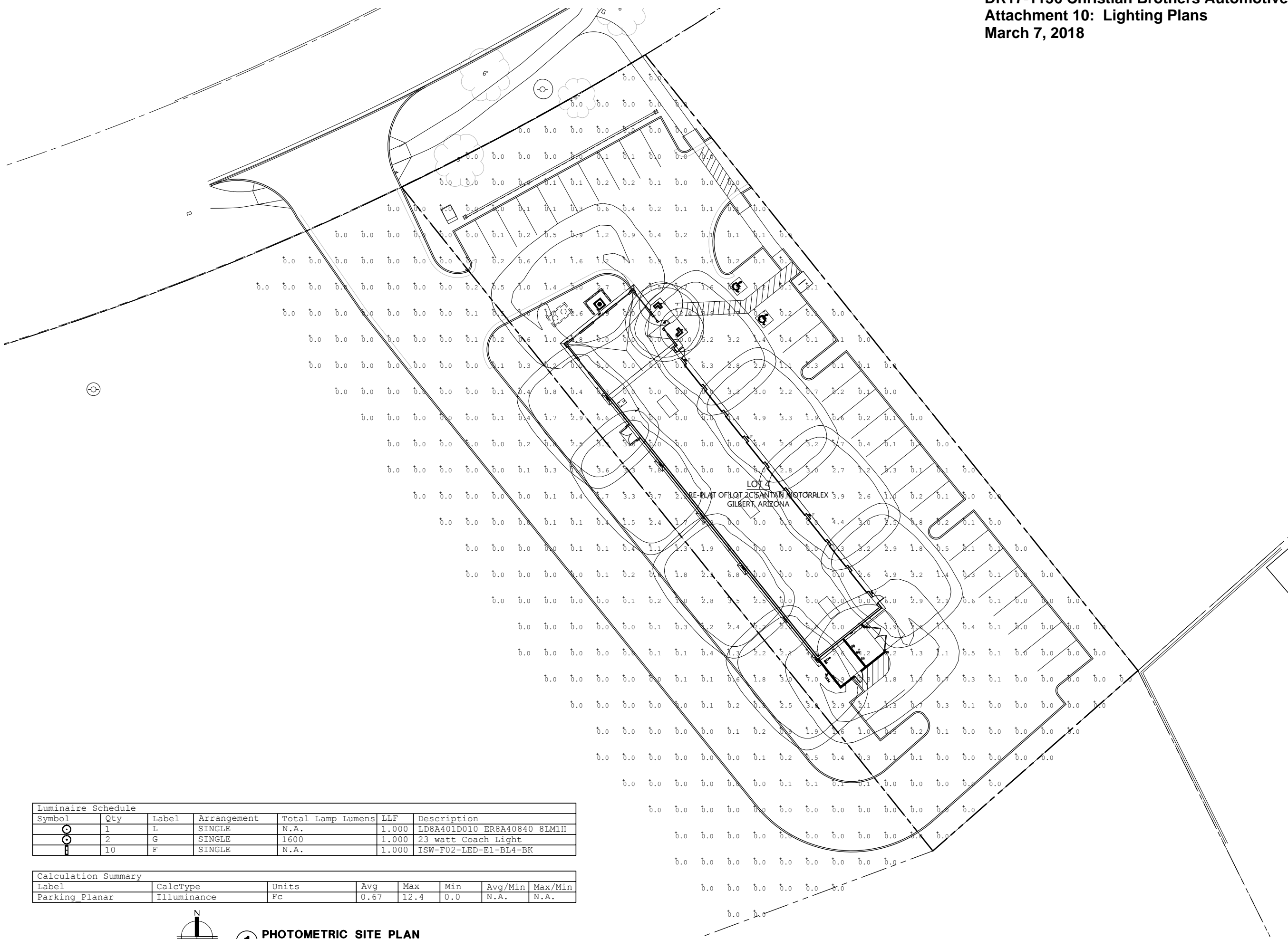
issued for: SITE PLAN REVIEW




job no.: 16-058

sheet title:

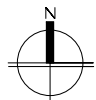
sheet no.:





Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	1	L	SINGLE	N.A.	1.000	LD8A401D010 ER8A40840 8LM1H
	2	G	SINGLE	1600	1.000	23 watt Coach Light
	10	F	SINGLE	N.A.	1.000	ISW-F02-LED-E1-BL4-BK

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Parking Planar	Illuminance	Fc	0.67	12.4	0.0	N.A.	N.A.	



1 **PHOTOMETRIC SITE PLAN**  
SCALE: 1/16" = 1'-0"